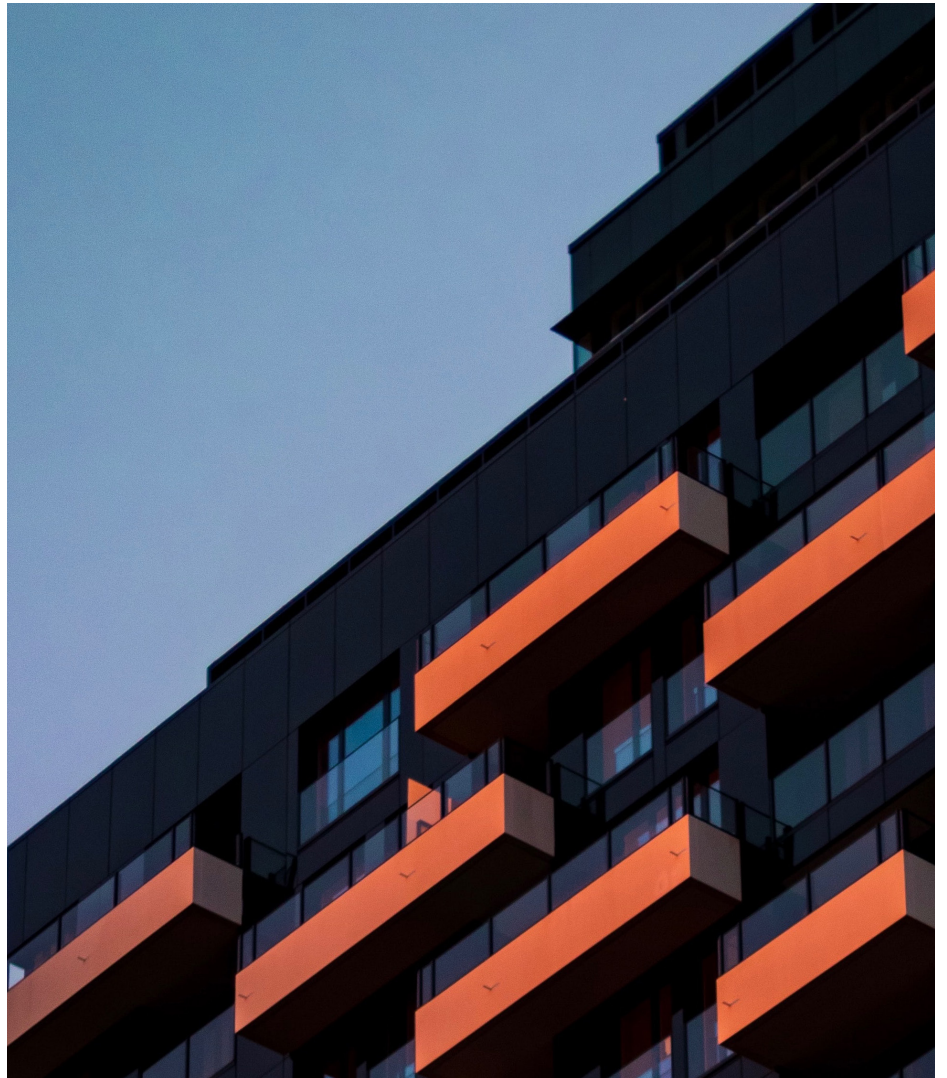




THE HAWAII HOUSING FACTBOOK 2024

MAY 20, 2024





UHERO

THE ECONOMIC RESEARCH ORGANIZATION
AT THE UNIVERSITY OF HAWAII

The Hawai'i Housing Factbook 2024

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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

Research Support

Caleb Wood

Emi Kim

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Introduction

The past year has brought significant shocks to the housing market in Hawai'i. The devastating Lāhainā and Kula fires upended the housing market on Maui. The fires destroyed an estimated 3,000 homes, exacerbating the existing housing shortage and generating a population of displaced families. Many structures in the affected area housed multiple households. Over 6,000 households have been displaced as a result of the fires.

The fallout from the fires has underscored the bleak state of housing affordability across the state. Efforts to address the disaster's consequences have run up against familiar roadblocks including rigid regulatory barriers, slow permitting, and infrastructure bottlenecks. High interest rates, high prices, and low supply have continued to make housing extremely unaffordable. Statewide, prices have remained elevated while the number of transactions has collapsed. Overall transactions in 2023 numbered only half what they were in 2021. 2023 saw fewer single-family home transactions than any of the previous 25 years.

Across the state, policymakers have shown a willingness to act to address the housing crisis. The Governor's Emergency Proclamations on Housing and county efforts to reform permitting processes are examples of government action. However these efforts will take time to show progress, and data continues to paint a picture of a market experiencing an extreme affordability crisis. In 2023, only one in five local households could afford a mortgage on the median-priced single-family home. The ability to provide new housing remains extremely limited. High interest rates make it difficult to finance a home purchase, difficult for developers to finance new construction, and disrupts the filtering process as homeowners are reluctant to trade up and forfeit their existing low mortgage rates. The consequences of unaffordable housing continue to show up in out-migration, homelessness, and more families being priced out of the local market.

This is the second edition of the annual UHERO Housing Factbook. By sharing our data publicly, we hope to contribute to a better-informed policy debate on housing and work towards solutions to the ongoing housing crisis.

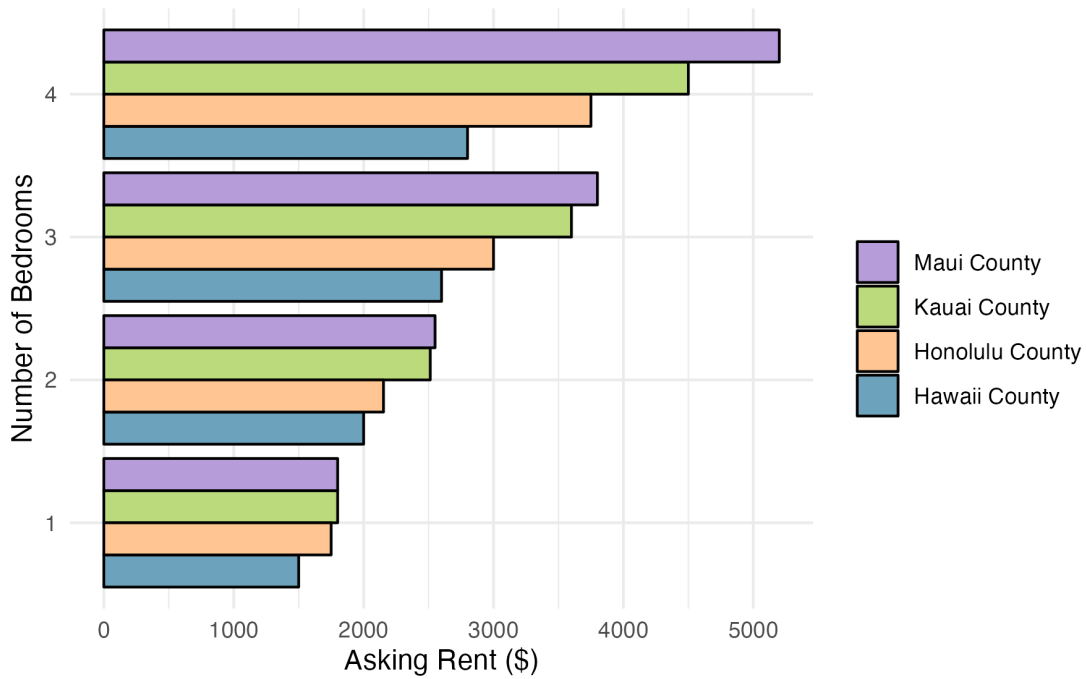
The High Cost of Housing

Maui is struggling to house those displaced by the fire and facilitate long-term housing solutions.

The fires on Maui displaced more than 6,000 households. Finding short-term housing for these families has been a challenge, and long-term solutions have failed to materialize at the scale needed. The largest housing program in response to the fires has been a direct leasing program run through FEMA. The program secures housing in the market by offering landlords payments that are significantly above market rents, and subsequently these units are made available to displaced residents. FEMA secured 1,300 housing units. However, only 800 households have been successfully moved into these units. According to recent estimates, there are 600 households still being accommodated in hotels.

Finding market-rate housing for a family on Maui without government assistance is exceedingly difficult. Analysis of Craigslist rental listings shows that Maui has the highest asking rents anywhere in the state. In 2023, a typical three-bedroom unit commanded a rent of \$3,800, and for four-bedroom units, the median was \$5,200. Data for the first quarter of 2024 from Zillow shows a more than 20% increase from a year earlier. The high prices reflect an extremely limited supply of housing. Even for a family that could afford these prices, there is almost no rental inventory available.

Median Asking Rent on Craigslist in 2023 by Bedrooms



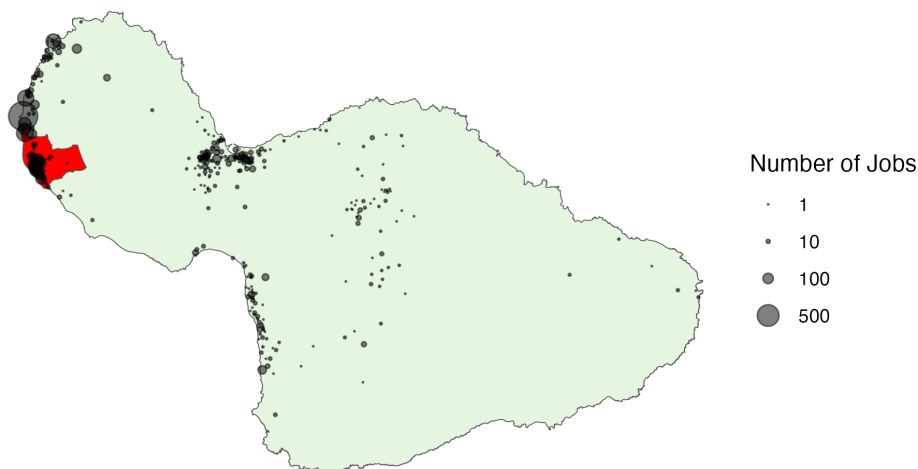
Median rents are shown for all listings recorded from Craigslist in 2023.

Construction of new housing units has been a patchwork effort, with some projects moving ahead while others remain stalled. An 88-unit temporary housing village, operated by a non-profit, opened in Kahului. The state is planning for 450 modular units on a plot adjacent to the burn area in Lāhainā, with the first move-in dates potentially occurring as soon as July. FEMA has plans for 169 units of temporary housing on a neighboring plot. FEMA will provide 214 temporary homes on a plot in Kā'anapali. The State recently purchased a former hotel in Kihei, which will be used to provide 175 income-restricted housing units. While these units are desperately needed, the plans do not come close to meeting the local demand for housing.

Households displaced by the fire want to return to West Maui.

A central concern among fire survivors is the ability to return to West Maui, and Lāhainā in particular. A recent survey found that the majority of displaced households are exclusively interested in housing options in West Maui. Family and community ties are a vital consideration. Jobs represent another local tie. Examining pre-fire data shows that the large majority of Lāhainā's workforce was employed in West Maui. One-third of all Lāhainā workers were employed in Kā'anapali.

Jobs Held by Lāhainā Residents Before the Fire



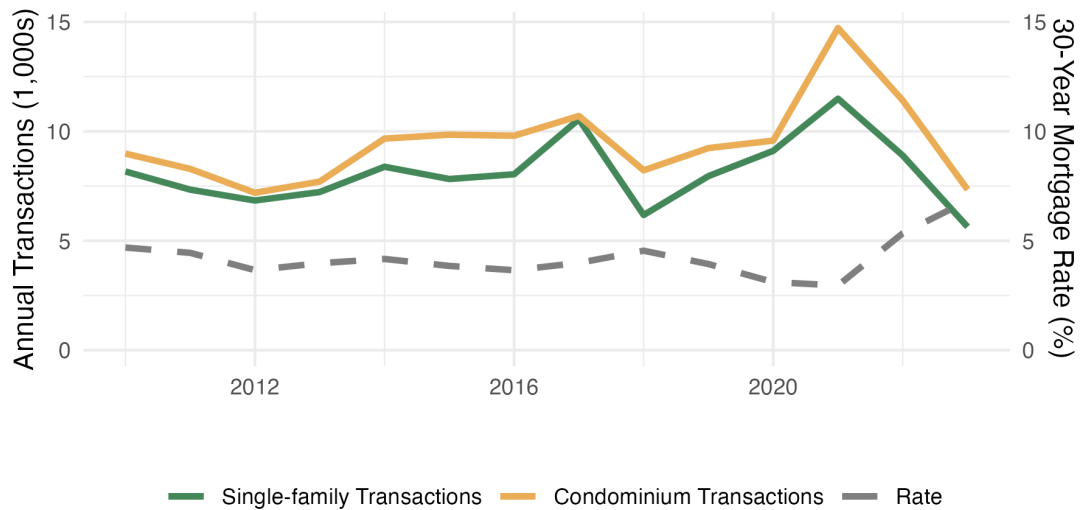
The Lāhainā Census Designated Place is shown in red. Jobs data are from the US Census 2021 LEHD LODES. An interactive version of the map is available [here](#).

Property Market

Total housing transactions have plummeted in response to high interest rates.

In 2023 there were 5,600 single-family home transactions and 7,300 condominium transactions across the state. Compared to 2022, single-family home transactions were down 37% and condominium transactions fell 36%. The decline in home transactions is primarily a result of high interest rates, which peaked at 7.6% in October of last year. High interest rates lowered the demand for home purchases as mortgages became expensive. However, they also lowered the supply of housing inventory. Current owners with fixed-rate mortgages became reluctant to sell because they would be exposed to much higher interest rates when they purchase a new home themselves. At the end of 2023, nearly 70% of active mortgages in the state were paying an interest rate below 4%. These households have little incentive to sell because they would face exposure to much higher rates.

Statewide Housing Market Transactions and the Mortgage Interest Rate

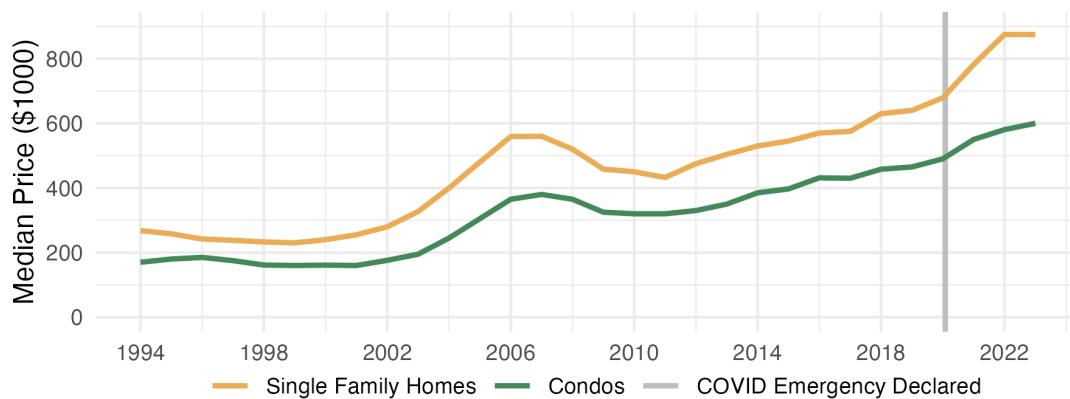


Housing transactions fell significantly over the past two years due to rising mortgage interest rates.

Although there were fewer transactions this year, home prices remained elevated.

Despite the sharp decrease in sales, home prices in Hawai'i did not fall in 2023. The median single-family home sold for \$875,000, which was unchanged from 2022. Condo prices rose 3% to reach \$600,000. Hawai'i County recorded the lowest median single-family home prices at \$447,000. Lower single-family home prices in Hawai'i County are driven by less expensive housing on the east side of the island (as shown in the maps below). Maui County and Honolulu County saw the highest single-family home prices with medians at \$1.05 million and \$1.03 million respectively. Kaua'i and Maui saw the highest condominium prices at \$800,000 and \$799,000 respectively. Demand from resort, second home and short term rental markets create strong condominium demand pressures on these islands.

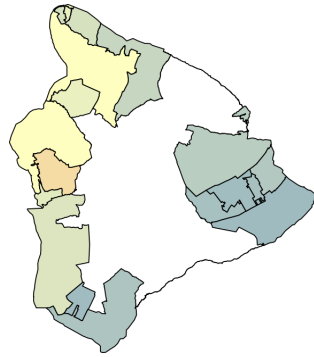
Statewide Median Home Prices



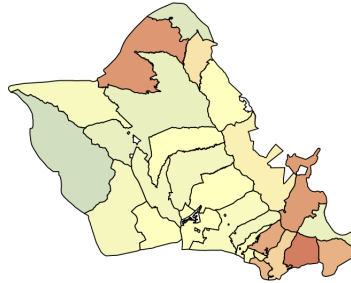
After a sharp increase during the pandemic, home price growth was generally flat in 2023.

Median Single-family Home Prices by Zip Code

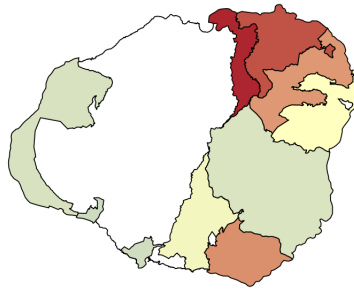
Hawai'i



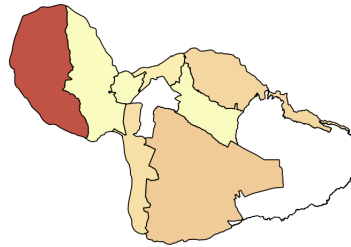
Honolulu



Kaua'i



Maui



Median Price in Millions



0.5 1.0 1.5 2.0

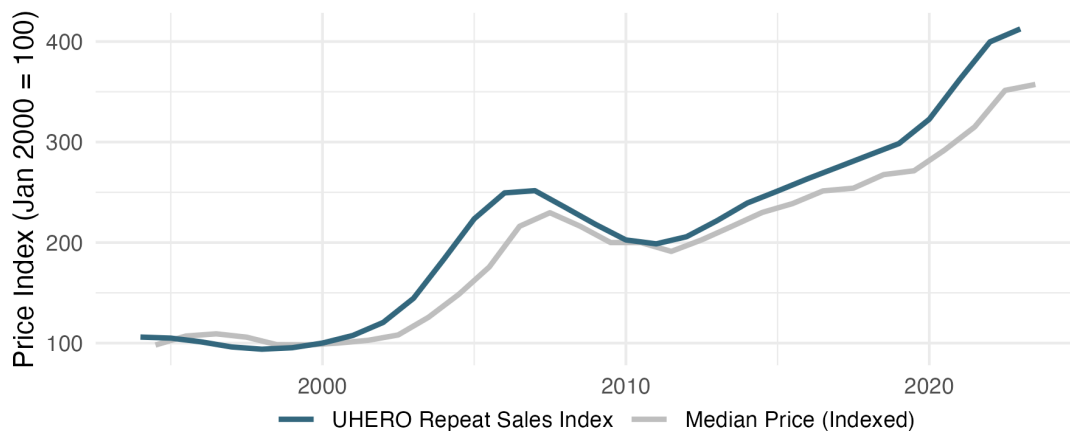
□ No Data

Data covers all transactions in 2023.

The UHERO Repeat Sales Index shows home prices have more than quadrupled since 2000.

The median home price has increased by 3.5 times since 2000. The UHERO Repeat Sales Index (RSI) examines homes that have sold multiple times and estimates the average rate of price appreciation. The method is designed to control for the effect of changing housing quality over time. For a full discussion of the methodology of the UHERO Repeat Sales Index, see [last year's Housing Factbook](#). The UHERO RSI reveals that homes presently command a price 4.1 times their 2000 value. O'ahu has seen the smallest RSI increase since 2000, with homes transacting at 3.8 times their 2000 level. On Kaua'i, homes are selling for more than five times their 2000 level. Similar to median price estimates, the RSI showed little change in 2023. The state-wide RSI increased 3% during 2023.

Two Ways to Measure Changing Home Prices

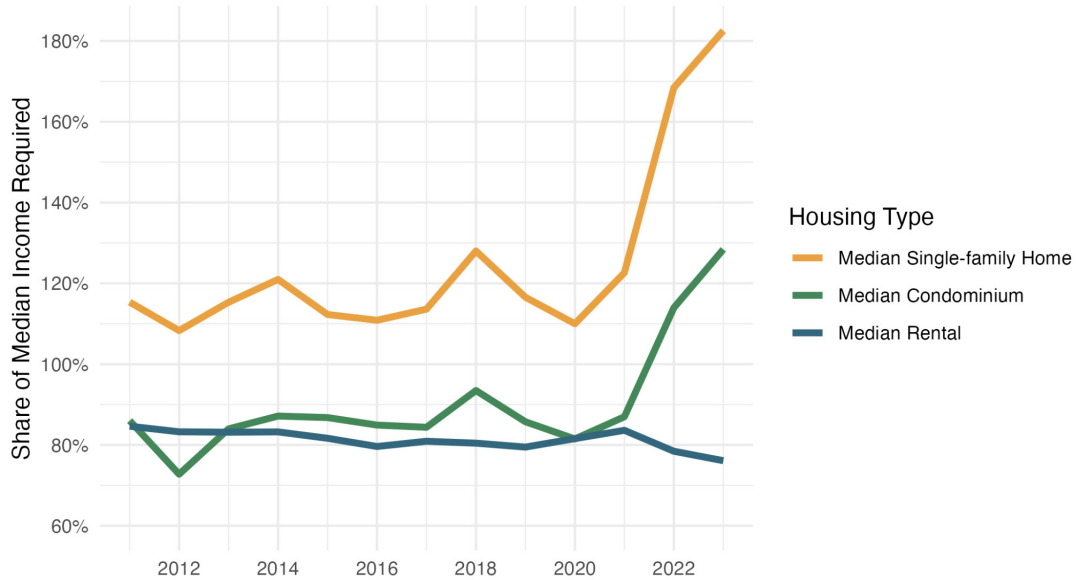


The UHERO Repeat Sales Index shows the typical home is valued 4.1 times its 2000 value.

Only one-in-five Hawai'i households could afford the median single-family home.

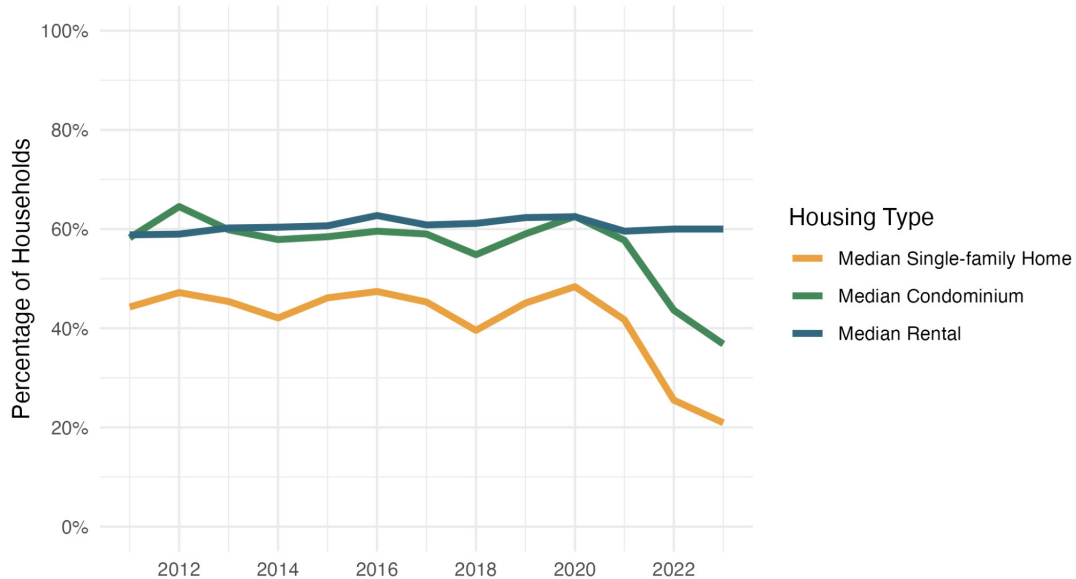
In 2023, a household needed to earn 183% of the median household income in order to afford the median single-family home, where “afford” means to spend less than 30% of income on mortgage payments. Only one in five households in Hawai'i met this criteria, a significant decrease from our previous report. Over the past three years, the share of households who can afford the median single-family home has continuously declined, falling from 44% to 30% and now 20%. This downward trajectory is the result of both high home prices and the surge in interest rates during this period.

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



A local household currently needs to earn 183% 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

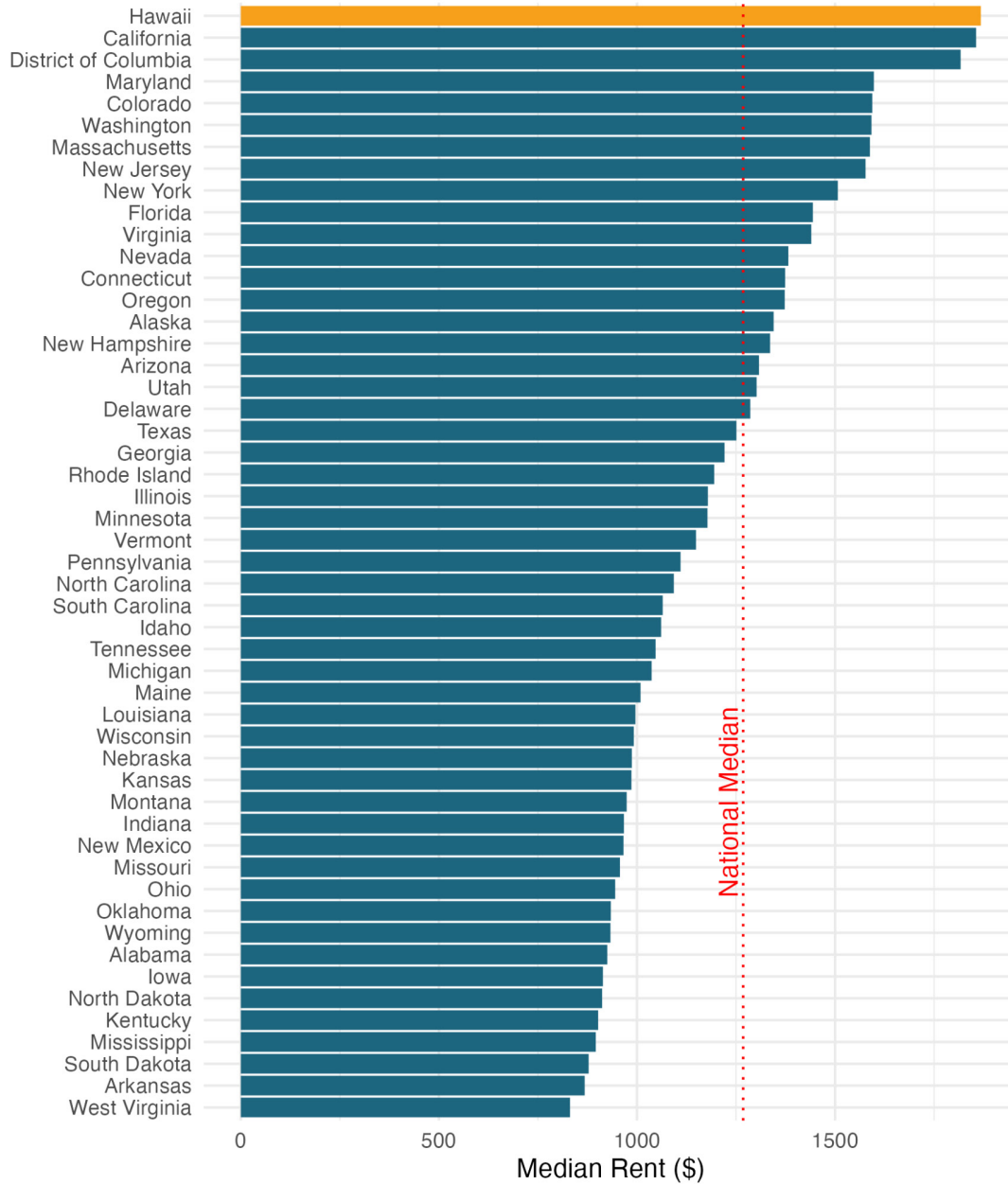


Only 21% of local households can afford a mortgage on the median priced single-family home.

Hawai'i has the highest rents in the country.

According to the American Community Survey (ACS), median rent in Hawai'i was \$1,868 in 2022, the highest in the nation and six hundred dollars more than the national average. ACS data is released with a lag, but UHERO also collects rental listings from Craigslist to get more current estimates. According to this 2023 data, the median asking rent in the state is \$2,000, with the highest on Maui (\$2,400) and the lowest on Big Island (\$1,800). Since the fires on Maui, the availability of rentals have plummeted and rents have surged higher. At the zip code level, areas with the highest asking rents in the state are Princeville (96722), Hawai'i Kai (96825), and 'Ewa Gentry (96706), where asking rents exceed \$3,000. Contrastingly, areas with the cheapest rents are located on the east side of Hawai'i Island, ranging from \$1,350 to \$1,450.

Median Rent by State



Data represents median gross rent and is taken from the 2018-2022 5-year American Community Survey.

The majority of households in Hawai'i are rent-burdened.

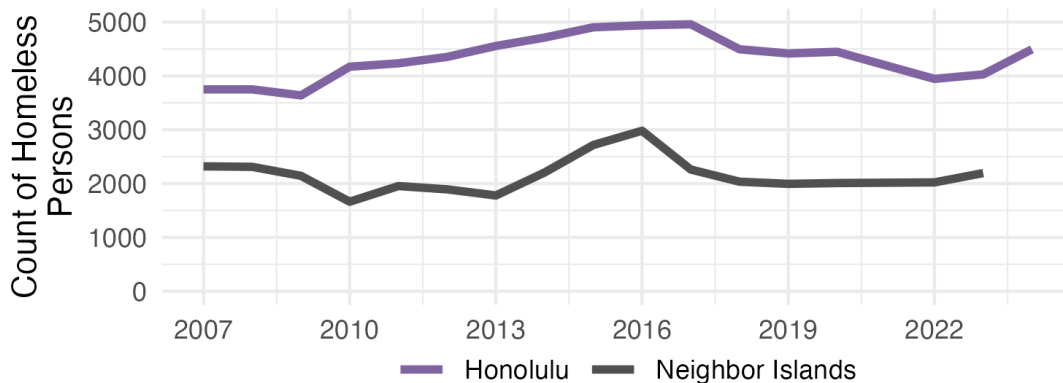
With the highest rents in the country, it is not surprising that households in Hawai'i struggle to pay rent. Across the state, 56% of households are rent-burdened (spending more than 30% of their income on rent) while 28% are severely rent-burdened (spending more than half their income on rent). Zip codes with the highest share of rent-burdened households include Volcano (96785), Anahola (96703), and Wahiawā (96786). The percentage of rent-burdened households in these areas ranges from 74 to 77%.

The number of residents experiencing homelessness in Hawai'i has been virtually unchanged for 15 years.

According to 2023 estimates from the Department of Housing and Urban Development (HUD), there are 6,223 people experiencing homelessness in the state. The per capita rate of homelessness in Hawai'i is the fourth highest in the nation, ranking behind only California, Vermont, and Oregon. The rate of homelessness in the state has been remarkably stable going back to 2007, which is the earliest that data is available. However, the share of unhoused people living on the street rather than in shelters has increased.

The Kauhale Initiative is a state program to provide modest housing units in a communal setting to those experiencing homelessness. A pilot site located near Queen's Medical Center on O'ahu, which is now closed, could serve as a model for similar projects across the state. The program recently qualified for funding under Medicaid, which could help expedite more projects.

Number of People Experiencing Homelessness in Hawai'i

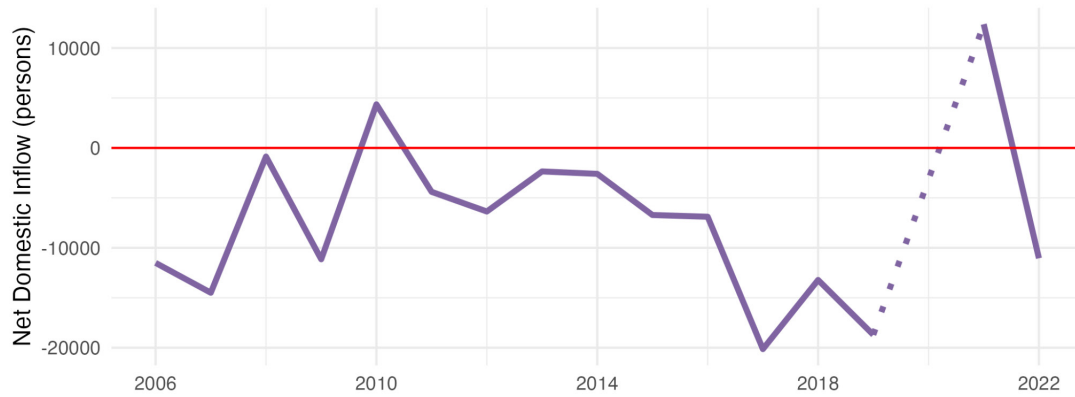


In 2023, there were 6,223 persons experiencing homelessness in the state. The count has been relatively constant since at least 2007. Source: HUD Point-in-Time Counts, 2007-2023. 2024 Honolulu data point from Partners in Care O'ahu Community Report Press Release 05/15/2024.

After a brief population inflow during the pandemic, Hawai'i resumed population outflow to other states.

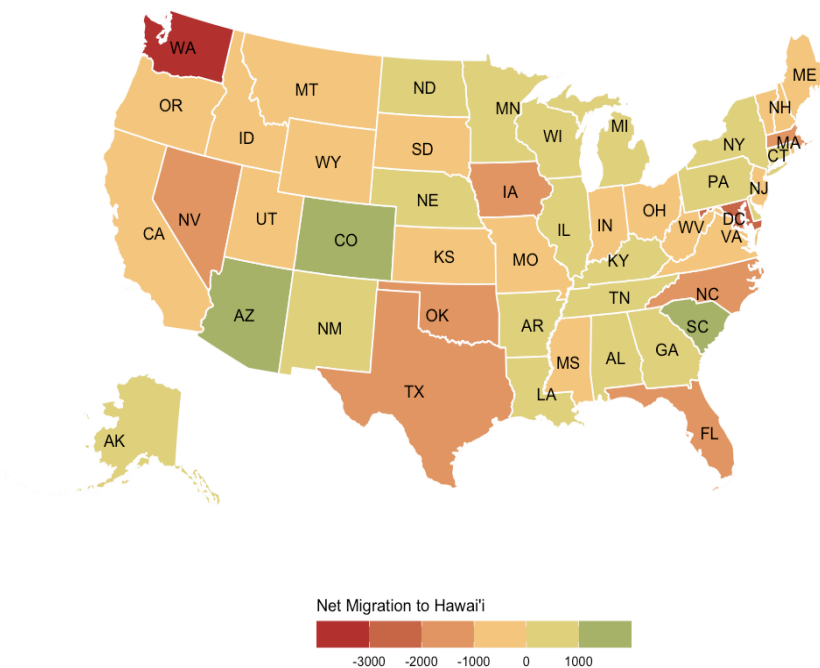
In 2022, more than 67,000 residents departed Hawai'i for other states, while only 56,000 moved to Hawai'i, resulting in an 11,000 resident net domestic outflow, draining nearly a full percent of the state population. While data was not collected in 2020, 2021 data showed a net inflow of 12,000 residents, disproportionately from California. However, 10 of the 11 most recent years with data available showed a net outflow. Hawai'i experienced the largest net loss to Washington state. 7,400 Hawai'i residents departed for Washington State in 2022, with only 4,100 migrating from Washington to Hawai'i. High housing costs consistently appear in surveys as a leading cause of why residents leave Hawai'i for other states.

Annual Net Domestic Migration to Hawai'i



In 2022, 11,000 more Hawai'i residents departed for other states than moved to Hawai'i, continuing a long pattern of out-migration.

Annual Net Domestic Migration to Hawai'i, by State



Data is from the 2022 US Census state-to-state migration flows. Hawai'i has the largest net migration outflow to Washington State.

Building New Housing Supply

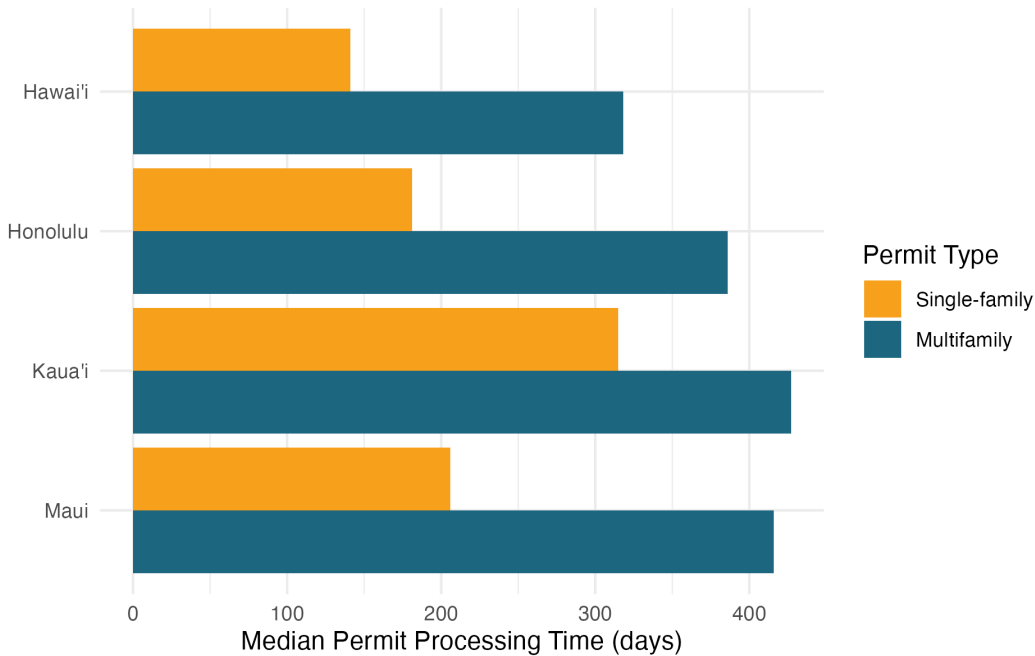
County permitting delays remain long, with some signs of progress.

The time required to process a housing permit remains extremely high across the state. Permit delays represent an important barrier to building more housing. [A past UHERO report](#) found that typical permit delays in the state are three times as long as they are in the average US jurisdiction. For single-family home permits, processing times vary from 141 days in Hawai'i County to 315 days in Kaua'i County. For multifamily developments, the processing period ranges from 318 days in

Hawai'i County to 427 days in Kaua'i County. Overall, Honolulu and Hawai'i counties exhibit the shortest permitting times, whereas Maui and Kaua'i counties experience the longest durations.

There are some signs of progress in accelerating permit processing times. Hawai'i County has implemented a new digital permitting system that has reduced processing times. Additionally, Hawai'i County recently passed Bill 84, which aims to streamline permitting and clarifies expected processing times. Maui replaced its legacy permitting system in 2022. In Honolulu County, the Department of Planning and Permitting is also implementing technology upgrades and working to hire more staff with the hope of reducing permit delays.

Median Time Taken to Process a New Housing Permit, by County



Data is collected from individual county planning offices.

Regulatory costs make up over half the purchase price of a new condominium in the state.

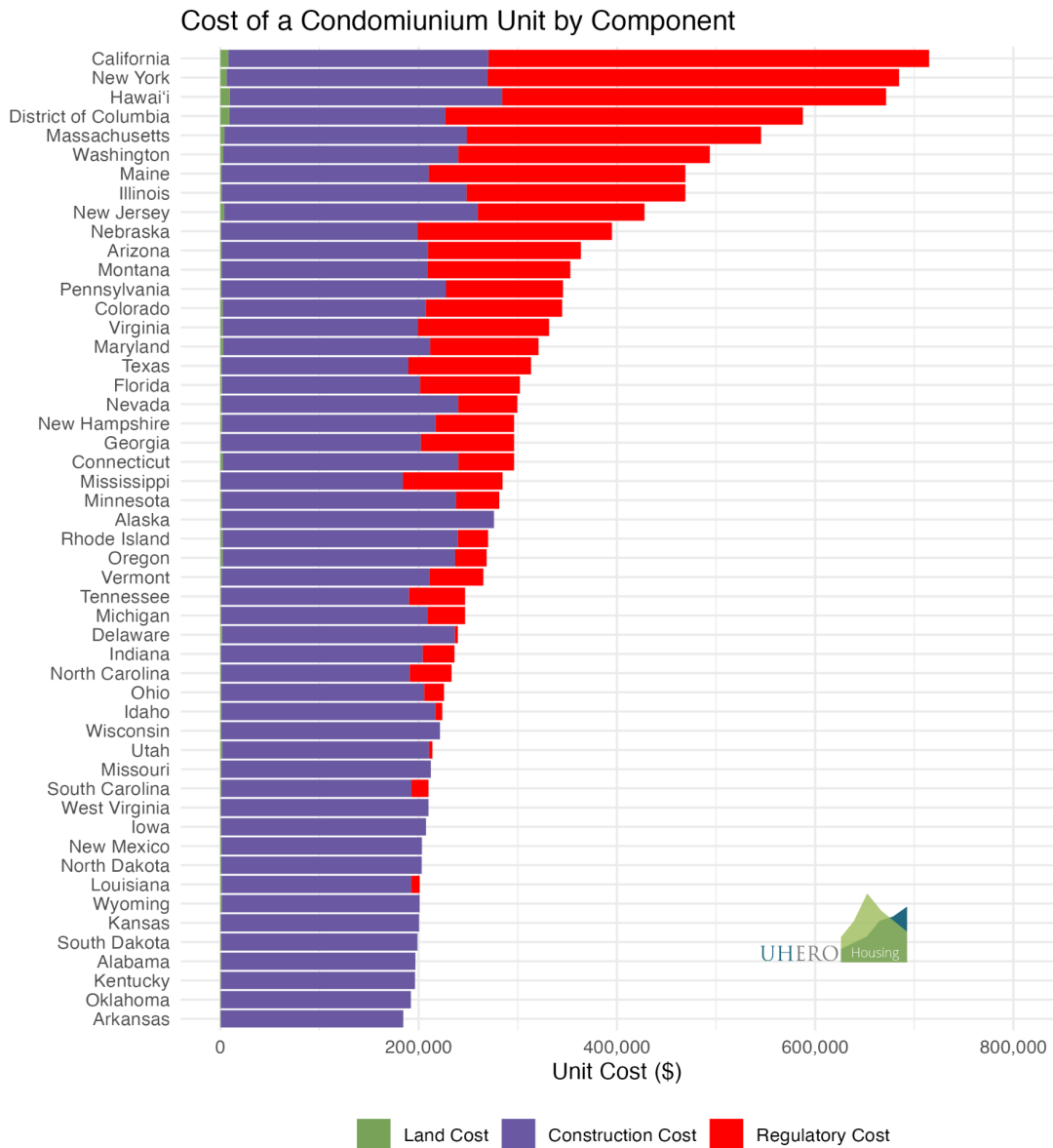
A recent [UHERO report](#) examines why new condominium prices are so high in Hawai'i relative to other states. A new condominium in Hawai'i has a median value of nearly \$700,000, which is double the price in the average state, and six times the price in the cheapest state. We find Hawai'i has both the highest construction costs and highest land costs of any state in the US, both contributing to higher condo prices. However, these costs add up to less than half of the market price of a new condominium. The remaining condo price premium is a result of the many ways condominium supply is artificially restrained, which lowers supply and drives up prices. The figure below illustrates the price of a new condo across states and breaks out land costs, construction costs, and regulatory costs.

Regulatory costs include steep developer fees, severe limits on where condos can be legally built, multi-year permit wait times, and requirements for developers to include affordable units. These costs discourage new construction, lower the supply of housing, and cause higher market prices. The analysis implies that loosening regulatory restrictions on housing could substantially lower condominium sales prices.

Hawai'i has been adding about 5,000 new housing units per year.

From 2018-2022, Hawai'i expanded its housing stock by 25,000 units, or 1.8%. Almost all of this growth has occurred on O'ahu, with a net increase of 23,000 units. Hawai'i County also experienced growth, adding 2,600 units. According to the US Census Bureau, Kaua'i and Maui counties have seen a net loss of housing units during the same period. In Maui, this loss of housing units even occurred prior to the Maui wildfires which destroyed additional housing stock. The loss likely reflects that the rate of new construction has been unable to keep up with losses to the vacation rental market.

Cost of a Condominium Unit by Component



Land cost data is from the Federal Housing Finance Agency, construction data is from RS Means, and condominium price data is from the American Community Survey. Calculations are made for a hypothetical 120-unit building.

Housing Market Filtering

New housing typically costs more than old housing. Homes in Hawai'i with construction dates after 2020 have a median price of \$1 million. Homes built in the 2010s, 2000s, and 1990s have median prices of \$817,000, \$799,000, and \$688,000 respectively. Over the life cycle of a home, the value typically declines as the home ages and becomes less desirable compared to new homes with modern amenities. The main stock of affordable units in the state are not dedicated affordable units, but old units that have naturally become more affordable over time.

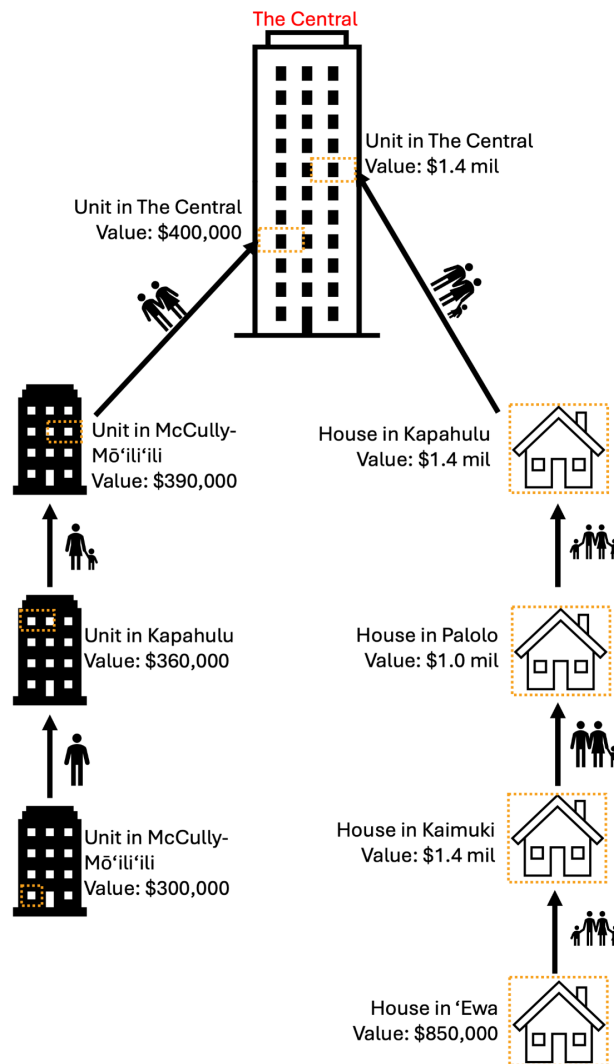
Newly built housing is unlikely to be affordable because new housing commands a premium. However, if new housing was never built, the families who live in new housing would instead occupy older housing stock, outbidding less wealthy households, and often renovating to raise the quality of the home. In contrast, a household moving into new housing frees up older, more affordable housing, through a process housing economists have labeled "filtering."

Through a national data provider (Data Axle), UHERO gained access to a database on household addresses over time. The data allows us to examine who moves into new units, but also examine how those moves ripple through the market.

Consider the following example from the data set. The Central is a 43-story, 512-unit condominium project in Ala Moana. The building was completed in 2021 and contains both market-rate and dedicated affordable units. We can observe the list of households that occupy the new units, as well as where they moved from. In one instance, a household moves into a dedicated affordable studio unit that is valued at \$403,000. Before moving into their condo, they lived in a 500-square-foot apartment in McCully-Mō'ili'ili, in a building that was built in the '70s. That unit is valued at \$390,000. After this person upgraded, their apartment in McCully-Mō'ili'ili became vacant. We can observe who moved into that unit, and where they lived previously. That household moved from a late-60s built apartment unit in Kapahulu that is valued at approximately \$360,000. The Kapahulu apartment was in turn filled by a household who moved from another 1960s unit that was valued at \$300,000. The construction of one studio apartment in Ala Moana triggered at least four local moves, with all households upgrading to nicer units.

The figure below illustrates this movement "chain" as well as another chain that was kicked off by a family moving into a new market-rate unit in the same building.

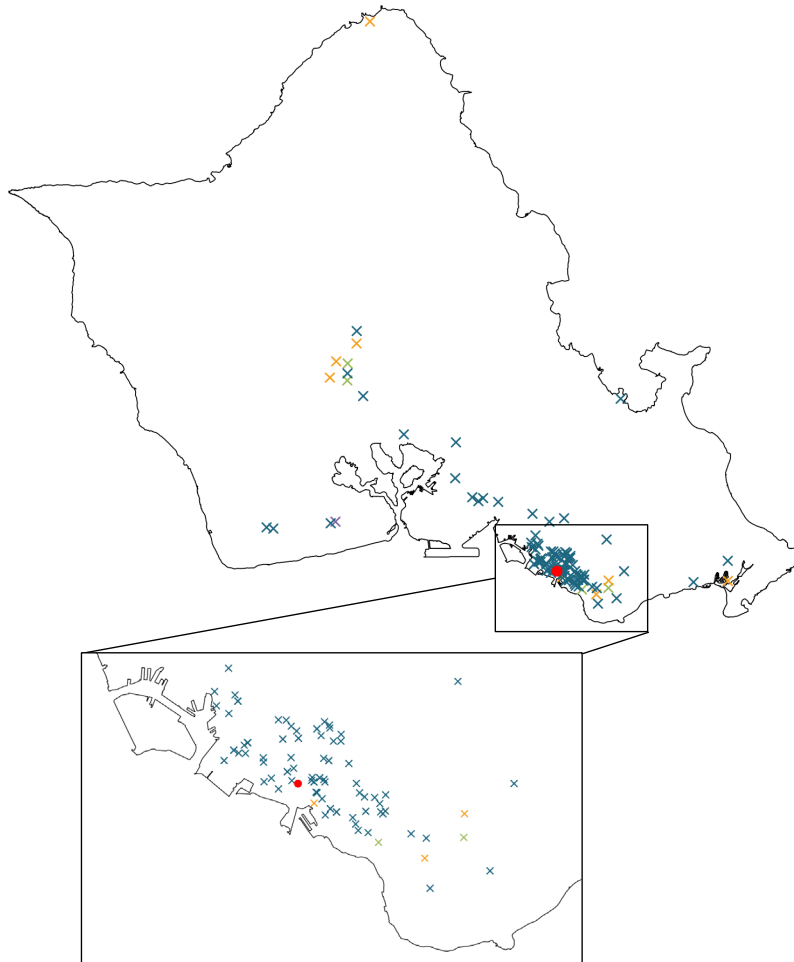
Movement Chains Triggered by Two New Condominium Units



Two instances of housing filtering are illustrated. Each arrow represents a local household moving.

While The Central provided 512 units of new housing, we also identified 130 local housing units that became vacant because of households moving to The Central. These 130 units were located in a diversity of neighborhoods, included lower-priced units, and included a mix of single-family homes and condominiums. These represent 130 local families who were able to upgrade their housing situation because a new condominium building was constructed, even though they didn't live there themselves. Because the data does not cover 100% of households, the true number is higher than 130. We plot the locations of these induced vacancies on the map below.

Housing Units Made Available by Moves into The Central



● The Central Ala Moana

Homes that Became Vacant Due to Filtering:

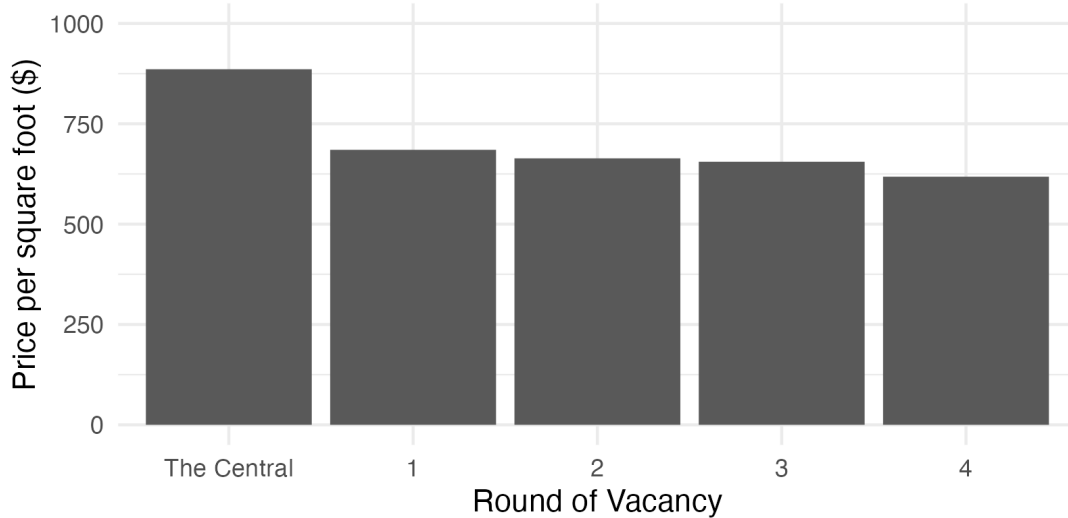
X Round 1 X Round 2 X Round 3 X Round 4

Each X shows the location of a housing vacancy that was generated because of a movement chain initiated by a unit in The Central.

Round 1 vacancies, housing freed up by families moving into The Central, come disproportionately from other condominium buildings in the Ala Moana and Waikiki areas, but there are examples from a diversity of neighborhoods. Round 2 vacancies, housing vacated by those moving into the homes vacated by those moving into The Central, occur in a diverse set of neighborhoods, including multiple units in Mililani and Kapahulu.

Moving through subsequent rounds of vacancies, we find homes trend towards affordability. While the median value of a new unit in The Central was \$886 per square foot, the housing vacated by these movers was 23% cheaper at \$685 per square foot. Median prices fall further in additional rounds of moves.

Median Housing Value by "Round" of Vacancy



Housing becomes more affordable as we examine subsequent rounds of vacancies generated by new units in The Central.

Strict regulatory limits on multifamily housing construction reduce the amount of new housing in the state. Failure to build that housing limits the options for families in the new housing market but also degrades the options for those up and down the market. While many households have a preference for single-family homes, building high-rise condominiums can provide many more units, allowing vacancies to propagate across the market, and pushing down housing prices everywhere, including for single-family homes. UHERO is planning further explorations of “housing filtering” to help understand the market effects of new construction.

The Demand for Housing

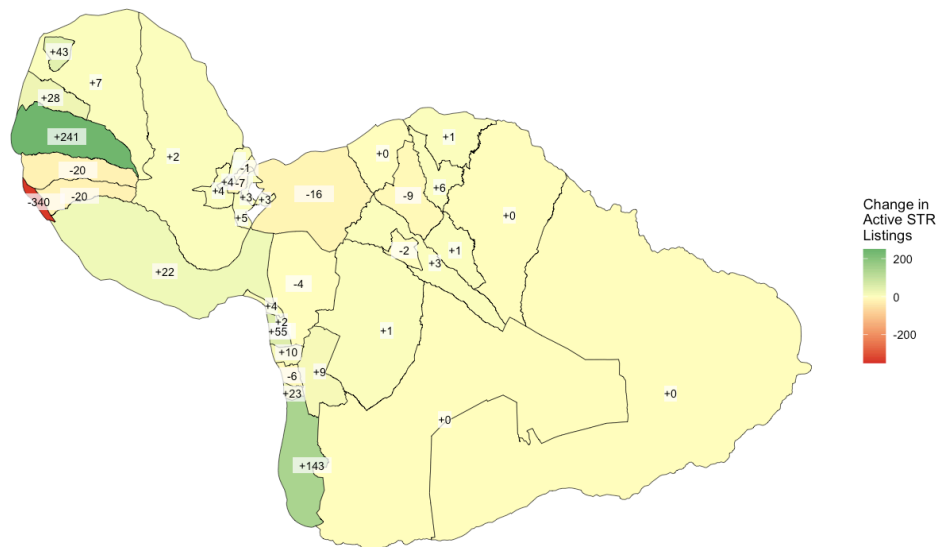
Despite regulatory efforts, Short Term Rentals (STRs) still occupy a significant portion of Hawai'i's total housing stock.

According to data from the Department of Business, Economic Development and Tourism (DBEDT) there are currently 32,000 Short Term Rentals (STRs) in the state, constituting nearly 6% of the entire housing inventory. Active listings have increased 9% from 2022-2023. Although listings remain high, there has been progress in regulating STRs in residential neighborhoods. Honolulu has been enforcing a 30-day minimum stay requirement in residential neighborhoods. However, the overall number of active listings in these neighborhoods has not fallen dramatically. For example, Hawai'i Kai (96825) and McCully-Mō'ili'ili (96826) are each home to over 100 active listings, and these levels have been stable for the past several years. Kaua'i experienced the largest increase in active listings over the past year, with 22% more active listings in 2023 than in 2022.

STRs are most prevalent in Maui County and Kaua'i County, accounting for 14% and 18% of housing units respectively in 2023. At the zip code levels, the share of STRs as a percentage of the housing stock varies significantly, ranging from 0% in Hanapēpē (96716) and the Salt Lake area (96818) to more than 70% in Princeville (96722).

On Maui, listings fell dramatically immediately after the Maui fires. However, active listings have completely recovered and are now 2% higher than a year ago. As highlighted in the map below, the Lāhainā census tract, and the two neighboring tracts, have lost 380 vacation units, most of which were directly lost to the fire. Resort areas have more than offset this loss, with Kaanapali and Wailea-Makena expanding listings. Some vacation property owners have moved their units into the rental market for fire survivors and qualified for a county property tax exemption, but this does not seem to have led to an aggregate shift towards the long-term market, as other STR listings have entered the market in response. Recent state legislation provides Maui, and the other counties, more power to regulate or remove STRs.

Change in Active STR Listings, February 2023 - February 2024



The vacation rentals lost in Lāhainā over the past year (340) have been more than offset by increases in other areas.

Out-of-state buyers represent over half of condominium sales and 25-30% of single-family home sales on the neighbor islands.

In 2023, out-of-state buyers represented 21% of the single-family home transactions and 27% of the condominium transactions in the state. We classify “out-of-state” based on the home address listed on deed transfer documents. There is substantial variation across the state. In Hawai'i County, Kaua'i County, and Maui County, more than half of condominium purchases originated from out-of-state buyers, with Kaua'i County leading with the largest share of 60%. As for single-family homes, out-of-state buyers represent 25 to 37% of transactions across these counties. On O'ahu, only 17% of condominiums and 10% of single-family home sales were made to out-of-state buyers.

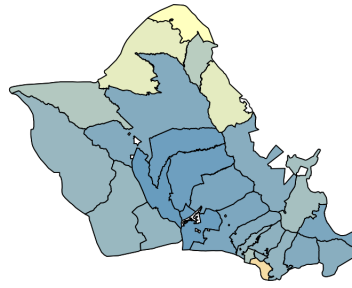
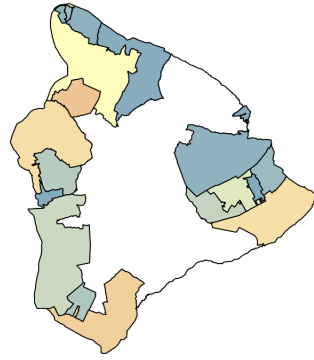
A significant portion of Hawai'i's property owners reside in the continental US or abroad, ranging from 13% on O'ahu to 32% on Maui.

In addition to property transactions, we can also look at the share of out-of-state owners among existing property owners. A significant portion of property owners in Hawai'i are not residents of the state, particularly on the neighbor islands. On O'ahu, 13% of property owners list an out-of-state mailing address for property tax purposes. This figure rises to 23% on Hawai'i Island and 29% on Kaua'i. Maui County displays the highest proportion of continental US and foreign property ownership, at 32%. Notably, in Lāhaina (96761) and Kōloa (96756), more than half the property owners are non-residents. Similarly, in Princeville (96722) and Kīhei (96753) just under half of homes are owned by those living outside Hawai'i.

Percentage of Housing Units Owned by an Out-of-State Resident

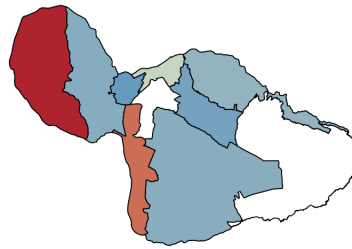
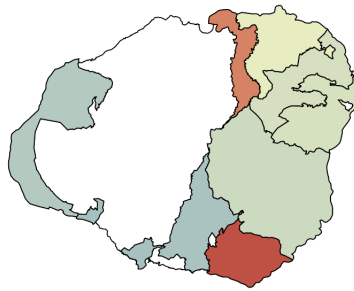
Hawai'i

Honolulu

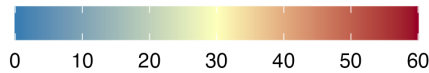


Kaua'i

Maui



Percent of Housing Units



□ No Data

An out-of-state resident is classified according to whether the owner's mailing address in the property assessment data is located outside of Hawai'i.

There is a large variation in the ratio of residents to housing units throughout the state ranging from less than 1 to more than 4.

Multigenerational housing and “ohana units” are popular in Hawai'i, not only because of the cultural aspects but also because the housing shortage incentivizes doubling-up in what housing is available. The average ratio of residents to housing units in the state is about 2.5, 10% higher than the national rate. Neighborhoods with the highest number of residents are all located on O'ahu with a ratio of roughly four residents per housing unit in Lā'ie (96762), Waimānalo (96795), and the Kalihi/Moanalua area (96819). Areas with the lowest resident-to-housing unit ratio are Princeville (96722), Hawaiian Ocean View (96737), and Waikīkī/Kapahulu (96815). One reason for low resident-to-housing unit ratios in these areas is the high proportion of vacation rentals.

Technical notes

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 1/65). 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	2018-2022	Total residential population.
Median household income	American Community Survey	2018-2022	Median household income before taxes.
College education rate	American Community Survey	2018-2022	Share of residents over the age of 25 with a college degree.
Unemployment rate	American Community Survey	2018-2022	Share of residents who are in the workforce but are not employed.
Racial shares	American Community Survey	2018-2022	Racial shares of the local residential population.
Under 18 population share	American Community Survey	2018-2022	Share of population under the age of 18.
Over 65 population share	American Community Survey	2018-2022	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; 2018-2022	Total residential population is divided by total residential land area, where residential land is described above.
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	2018-2022	Share of households that rent their home.

Variable Name	Source	Date of Data Collection	Description
Median rent	American Community Survey	2018-2022	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	2018-2022	The median household in terms of gross rent payments divided by their household income.
Rent burdened (>30% of income)	American Community Survey	2018-2022	Share of renter households who pay more than 30% of income towards rent.
Severely rent burdened (>50% of income)	American Community Survey	2018-2022	Share of renter households who pay more than 50% of income towards rent.
Property Market			
Owner-occupier share	American Community Survey	2018-2022	Share of households that own the home they live in (including through a mortgage).
Median single-family price	Black Knight Transaction Records	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	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.
Median monthly owner costs	American Community Survey	2018-2022	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	2018-2022	The monthly owner costs of each owner-occupied household is divided by their household income and the median is calculated.

Variable Name	Source	Date of Data Collection	Description
Single-family home transactions in past year	Black Knight Transaction Records	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	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	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	2018-2022	Total housing units (occupied or unoccupied).
Median age of housing units (years)	American Community Survey	2018-2022	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	2018-2022; 2013-2017	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	County Permit Records	2019-2023	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.
Median permit processing time	County Permit Records	2019-2023	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.

Variable Name	Source	Date of Data Collection	Description
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	2018-2022; 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	2024, 2021	Using the population weighted center of a ZCTA, UHERO calculated the distance reachable by car or transit within 30 minutes in January 2024. 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 2021 federal employment data.



State of Hawai‘i



Demographics

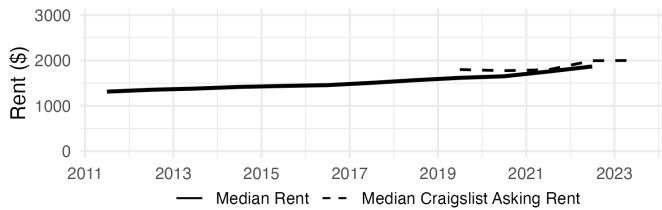
Population	1,450,589
Median household income	\$94,814
College education rate	34.7%
Unemployment rate	4.7%
Racial shares:	
Asian	37.2%
Black	2.0%
Hawaiian or Pacific Islander	10.4%
White	23.0%
Two of more races	25.5%
Under 18 population share	21.0%
Over 65 population share	19.3%

Zoning

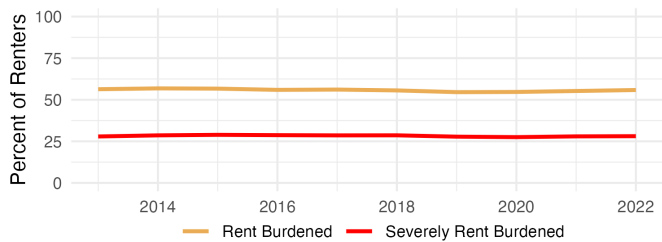
Residential land (acres)	224,015
Residents per acre of residential land	6.5
Share of residential land zoned multifamily	7.6%

Rental Market

Renter share	38.2%
Median rent	\$1,868
Median asking rent (Craigslist)	\$2,000

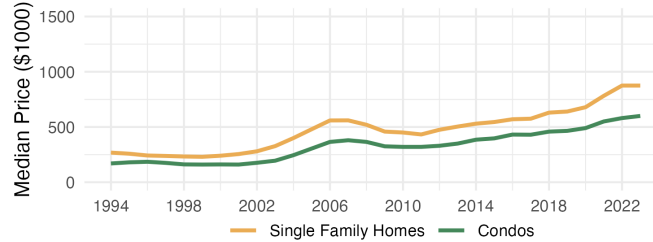


Median rent paid as share of income	32.9%
Rent burdened (>30% of income)	55.8%
Severely rent burdened (>50% of income)	28.1%

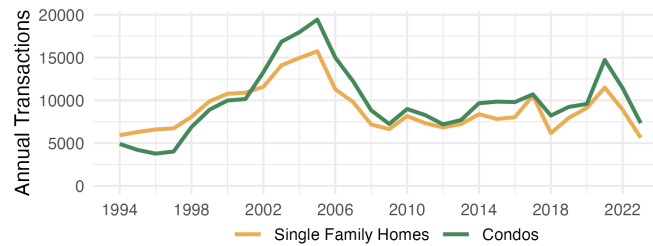


Property Market

Owner-occupier share	61.8%
Median single-family price	\$875,000
Median condominium price	\$600,000
UHERO Repeat Sales Index	413
Median monthly owner costs	\$2,778
Median owner costs as share of income	25.9%

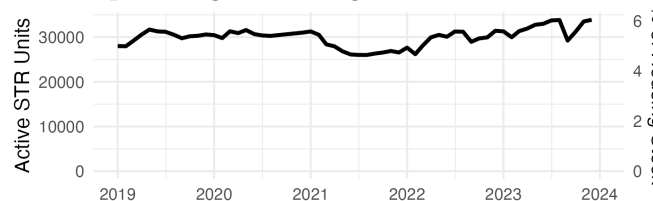


Single-family home transactions in past year	5,636
Out-of-state buyer share	20.7%
Condominium transactions in past year	7,337
Out-of-state buyer share	27.2%



Housing Stock

Number of housing units	560,873
Median age of housing units	45 years
Net housing units added over past five years	25,330
New projects permitted over past five years:	
Single-family homes	10,569
Median processing time	210 days
Multi-family developments	691
Median processing time	414 days
Active short-term vacation rentals (STRs)	32,140
STRs as percentage of housing	5.7%





Hawai'i County



Demographics

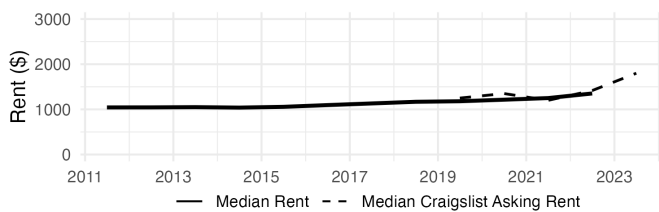
	(rank)
Population	202,163 (2/4)
Median household income	\$74,238 (4/4)
College education rate	30.7% (2/4)
Unemployment rate	6.4% (1/4)
Racial shares:	
Asian	21.7% (4/4)
Black	0.8% (2/4)
Hawaiian or Pacific Islander	12.1% (1/4)
White	31.4% (2/4)
Two of more races	31.4% (1/4)
Under 18 population share	21.3% (3/4)
Over 65 population share	22.2% (1/4)

Zoning

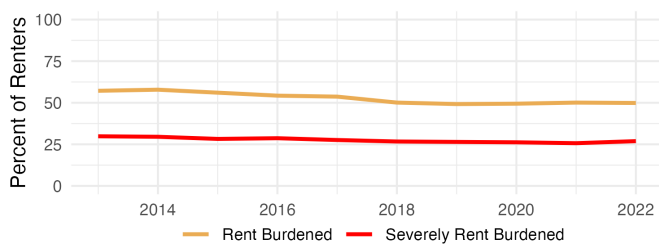
Residential land (acres)	146,764 (1/4)
Residents per acre of residential land	1.4 (4/4)
Share of residential land zoned multifamily	2.3% (4/4)

Rental Market

Renter share	28.6% (4/4)
Median rent	\$1,352 (4/4)
Median asking rent (Craigslist)	\$1,800 (4/4)

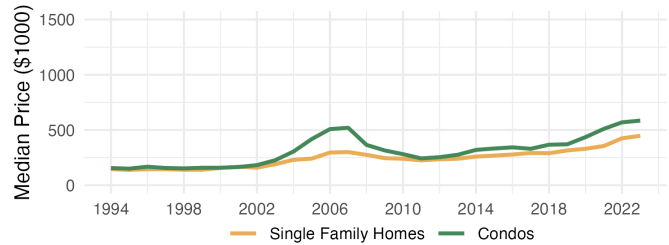


Median rent paid as share of income	29.9% (3/4)
Rent burdened (>30% of income)	49.9% (3/4)
Severely rent burdened (>50% of income)	26.9% (3/4)

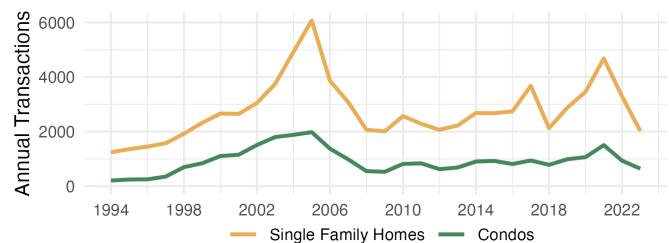


Property Market

Owner-occupier share	71.4% (1/4)
Median single-family price	\$447,000 (4/4)
Median condominium price	\$585,000 (3/4)
UHERO Repeat Sales Index	448 (3/4)
Median monthly owner costs	\$2,005 (4/4)
Median owner costs as share of income	24.2% (4/4)

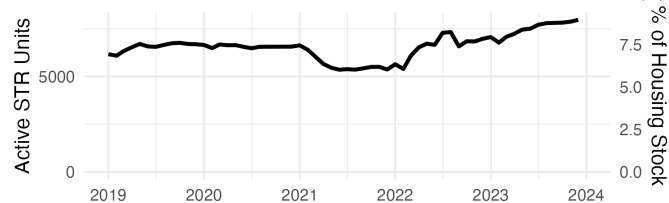


Single-family home transactions in past year	2,023 (2/4)
Out-of-state buyer share	29.7% (2/4)
Condominium transactions in past year	644 (3/4)
Out-of-state buyer share	52.2% (3/4)



Housing Stock

Number of housing units	88,965 (2/4)
Median age of housing units	36 years (4/4)
Net housing units added over past five years	2,617 (2/4)
New projects permitted over past five years:	
Single-family homes	4,956 (1/4)
Median processing time	141 days (4/4)
Multi-family developments	62 (4/4)
Median processing time	318 days (4/4)
Active short-term vacation rentals (STRs)	7,502 (3/4)
STRs as percentage of housing	8.4% (3/4)





Honolulu County



Demographics

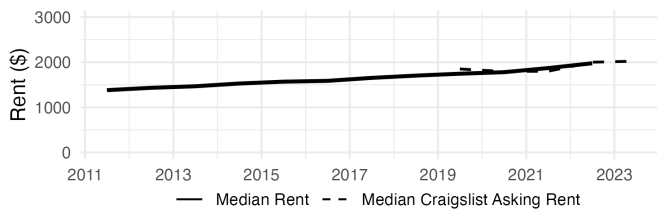
	(rank)
Population	1,010,100 (1/4)
Median household income	\$99,816 (1/4)
College education rate	36.6% (1/4)
Unemployment rate	4.4% (3/4)
Racial shares:	
Asian	42.3% (1/4)
Black	2.5% (1/4)
Hawaiian or Pacific Islander	10.1% (3/4)
White	19.3% (4/4)
Two of more races	24.1% (4/4)
Under 18 population share	20.9% (4/4)
Over 65 population share	18.6% (4/4)

Zoning

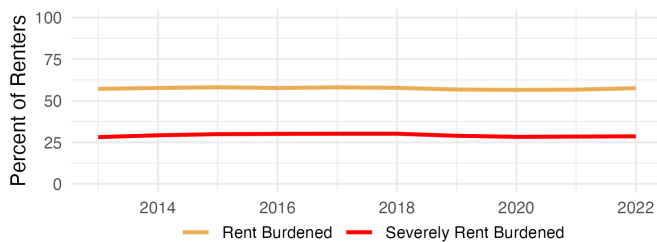
Residential land (acres)	50,810 (2/4)
Residents per acre of residential land	19.9 (1/4)
Share of residential land zoned multifamily	20.5% (1/4)

Rental Market

Renter share	41.1% (1/4)
Median rent	\$1,976 (1/4)
Median asking rent (Craigslist)	\$2,023 (3/4)

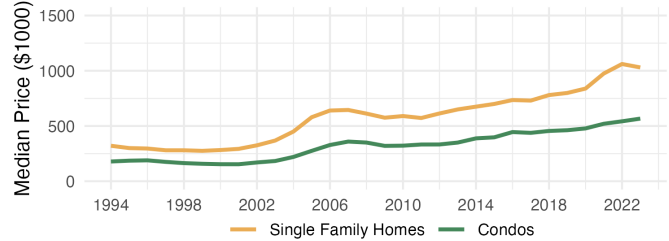


Median rent paid as share of income	33.7% (1/4)
Rent burdened (>30% of income)	57.6% (1/4)
Severely rent burdened (>50% of income)	28.6% (1/4)

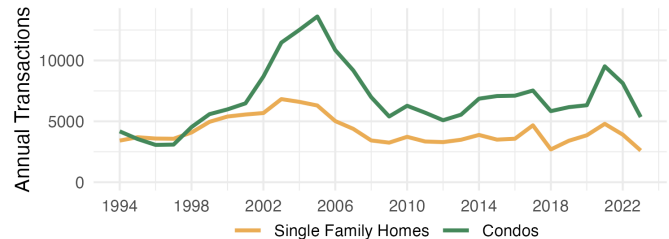


Property Market

Owner-occupier share	58.9% (4/4)
Median single-family price	\$1,030,000 (2/4)
Median condominium price	\$566,805 (4/4)
UHERO Repeat Sales Index	382 (4/4)
Median monthly owner costs	\$2,969 (1/4)
Median owner costs as share of income	26.0% (3/4)

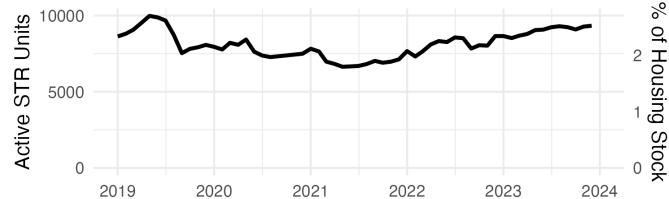


Single-family home transactions in past year	2,604 (1/4)
Out-of-state buyer share	10.1% (4/4)
Condominium transactions in past year	5,351 (1/4)
Out-of-state buyer share	17.3% (4/4)



Housing Stock

Number of housing units	369,775 (1/4)
Median age of housing units	48 years (1/4)
Net housing units added over past five years	23,401 (1/4)
New projects permitted over past five years:	
Single-family homes	2,434 (2/4)
Median processing time	181 days (3/4)
Multi-family developments	268 (1/4)
Median processing time	386 days (3/4)
Active short-term vacation rentals (STRs)	9,021 (2/4)
STRs as percentage of housing	2.4% (4/4)





Kaua'i County



Demographics

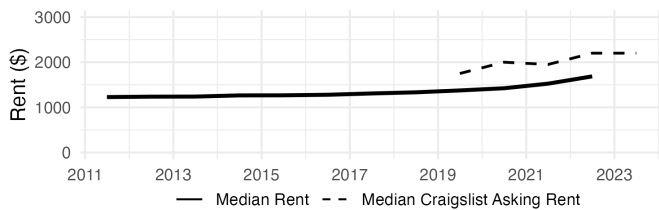
Population	73,511	(rank)	4/4
Median household income	\$88,869		3/4
College education rate	30.4%		3/4
Unemployment rate	4.0%		4/4
Racial shares:			
Asian	29.4%		2/4
Black	0.5%		4/4
Hawaiian or Pacific Islander	9.8%		4/4
White	30.3%		3/4
Two of more races	28.4%		2/4
Under 18 population share	21.5%		1/4
Over 65 population share	21.2%		2/4

Zoning

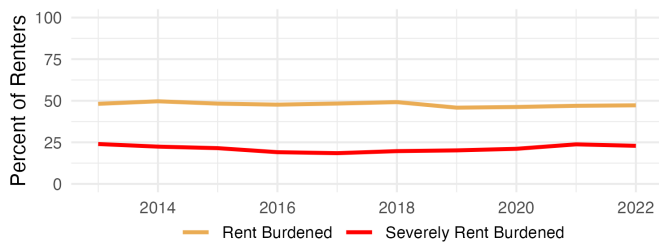
Residential land (acres)	17,745		3/4
Residents per acre of residential land	4.1		3/4
Share of residential land zoned multifamily	9.0%		3/4

Rental Market

Renter share	35.2%		2/4
Median rent	\$1,686		3/4
Median asking rent (Craigslist)	\$2,200		2/4

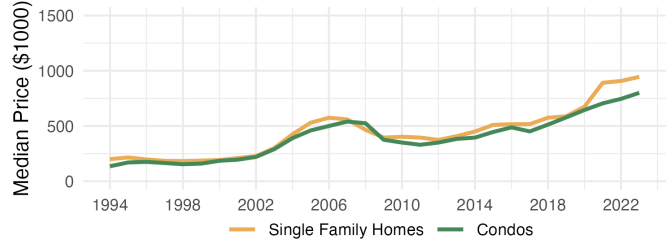


Median rent paid as share of income	28.6%		4/4
Rent burdened (>30% of income)	47.2%		4/4
Severely rent burdened (>50% of income)	22.9%		4/4

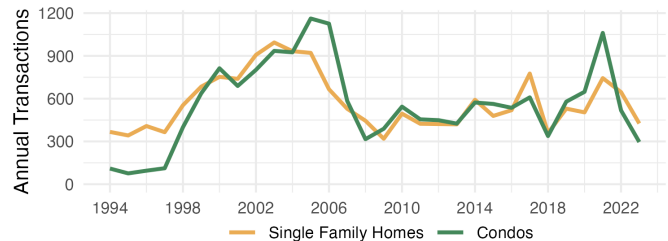


Property Market

Owner-occupier share	64.8%		3/4
Median single-family price	\$945,000		3/4
Median condominium price	\$799,950		1/4
UHERO Repeat Sales Index	515		1/4
Median monthly owner costs	\$2,641		3/4
Median owner costs as share of income	27.2%		1/4

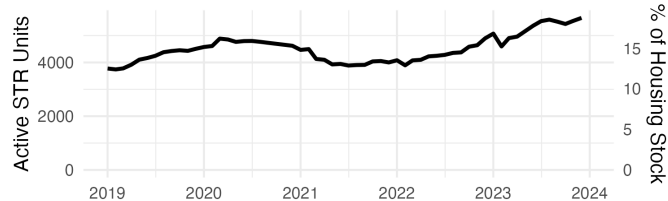


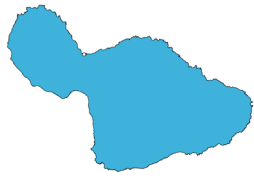
Single-family home transactions in past year	426		4/4
Out-of-state buyer share	36.6%		1/4
Condominium transactions in past year	296		4/4
Out-of-state buyer share	60.1%		1/4



Housing Stock

Number of housing units	30,236		4/4
Median age of housing units	41 years		2/4
Net housing units added over past five years	-397		4/4
New projects permitted over past five years:			
Single-family homes	1,203		4/4
Median processing time	315 days		1/4
Multi-family developments	198		2/4
Median processing time	427 days		1/4
Active short-term vacation rentals (STRs)	5,281		4/4
STRs as percentage of housing	17.5%		1/4





Maui County



Demographics

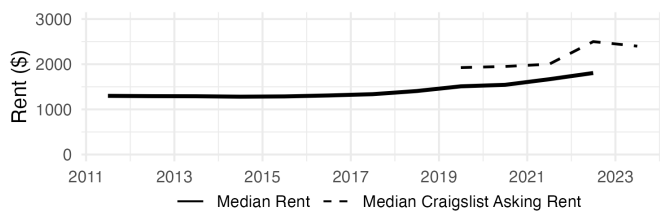
	(rank)
Population	164,765 (3/4)
Median household income	\$95,379 (2/4)
College education rate	30.1% (4/4)
Unemployment rate	5.4% (2/4)
Racial shares:	
Asian	28.4% (3/4)
Black	0.8% (2/4)
Hawaiian or Pacific Islander	10.7% (2/4)
White	31.8% (1/4)
Two of more races	26.0% (3/4)
Under 18 population share	21.4% (2/4)
Over 65 population share	19.3% (3/4)

Zoning

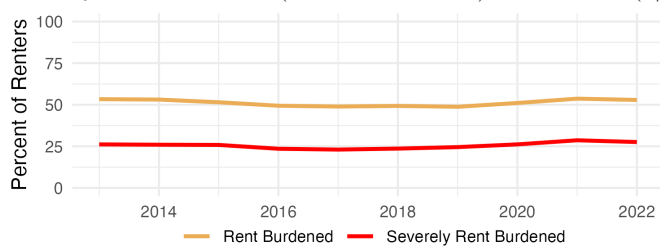
Residential land (acres)	8,649 (4/4)
Residents per acre of residential land	19.1 (2/4)
Share of residential land zoned multifamily	18.3% (2/4)

Rental Market

Renter share	34.7% (3/4)
Median rent	\$1,805 (2/4)
Median asking rent (Craigslist)	\$2,400 (1/4)

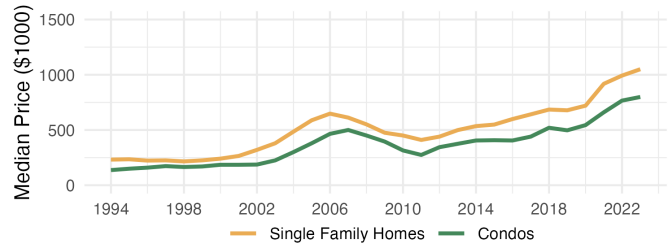


Median rent paid as share of income	31.7% (2/4)
Rent burdened (>30% of income)	52.9% (2/4)
Severely rent burdened (>50% of income)	27.6% (2/4)

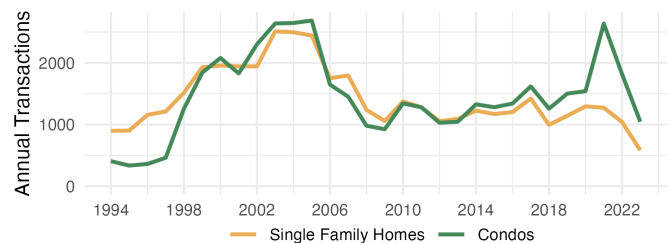


Property Market

Owner-occupier share	65.3% (2/4)
Median single-family price	\$1,050,000 (1/4)
Median condominium price	\$799,000 (2/4)
UHERO Repeat Sales Index	468 (2/4)
Median monthly owner costs	\$2,730 (2/4)
Median owner costs as share of income	27.1% (2/4)

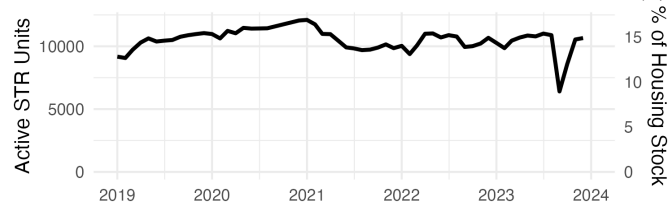


Single-family home transactions in past year	583 (3/4)
Out-of-state buyer share	24.7% (3/4)
Condominium transactions in past year	1,046 (2/4)
Out-of-state buyer share	52.8% (2/4)



Housing Stock

Number of housing units	71,801 (3/4)
Median age of housing units	40 years (3/4)
Net housing units added over past five years	-292 (3/4)
New projects permitted over past five years:	
Single-family homes	1,976 (3/4)
Median processing time	206 days (2/4)
Multi-family developments	163 (3/4)
Median processing time	416 days (2/4)
Active short-term vacation rentals (STRs)	10,084 (1/4)
STRs as percentage of housing	14.0% (2/4)





Captain Cook 96704



Demographics

	(rank)
Population	8,543 (37/65)
Median household income	\$84,286 (44/65)
College education rate	32.2% (31/65)
Unemployment rate	8.4% (13/65)
Racial shares:	
Asian	15.0% (47/65)
Black	1.5% (14/65)
Hawaiian or Pacific Islander	8.8% (34/65)
White	45.5% (08/65)
Two of more races	22.0% (50/65)
Under 18 population share	15.2% (57/65)
Over 65 population share	26.8% (08/65)

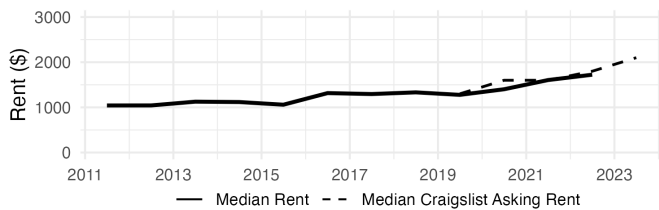
Zoning



Residential land (acres)	4,083 (13/65)
Residents per acre of residential land	2.1 (55/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	33.3% (33/65)
Median rent	\$1,723 (32/65)
Median asking rent (Craigslist)	\$2,100 (25/65)



Median rent paid as share of income	21.8% (63/65)
Rent burdened (>30% of income)	41.7% (55/65)
Severely rent burdened (>50% of income)	32.3% (13/65)

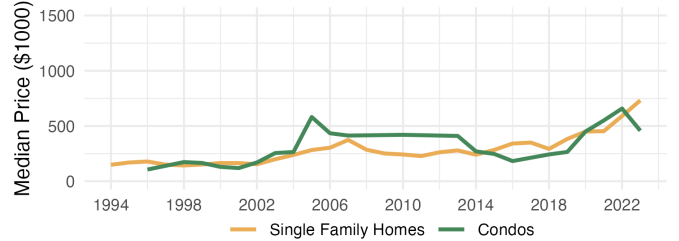
Job Access

Jobs within 30 minutes by...	
Car	641 (61/65)
Transit	4 (64/65)

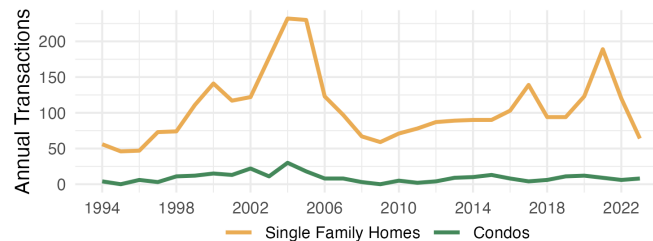


Property Market

Owner-occupier share	66.7% (33/65)
Median single-family price	\$731,850 (47/65)
Median condominium price	\$457,500 (43/58)
UHERO Repeat Sales Index	464 (30/65)
Median monthly owner costs	\$3,005 (16/65)
Median owner costs as share of income	25.2% (36/65)

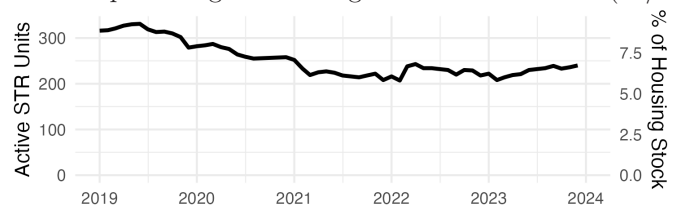


Single-family home transactions in past year	64 (32/65)
Out-of-state buyer share	45.3% (07/65)
Condominium transactions in past year	8 (44/65)
Out-of-state buyer share	25.0% (32/65)



Housing Stock

Number of housing units	3,568 (36/65)
Median age of housing units	40 years (42/65)
New projects permitted over past five years:	
Single-family homes	134 (22/65)
Median processing time	170 days (48/65)
Multi-family developments	3 (34/65)
Median processing time	427 days (18/46)
Active short-term vacation rentals (STRs)	227 (22/65)
STRs as percentage of housing	6.4% (19/65)





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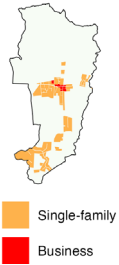
96719



Demographics

	(rank)
Population	1,318 (65/65)
Median household income	\$74,896 (51/65)
College education rate	31.8% (32/65)
Unemployment rate	14.5% (01/65)
Racial shares:	
Asian	14.3% (50/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	17.4% (12/65)
White	35.7% (22/65)
Two of more races	32.6% (18/65)
Under 18 population share	21.2% (31/65)
Over 65 population share	29.6% (04/65)

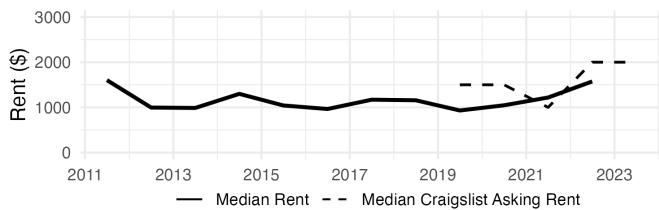
Zoning



Residential land (acres)	461 (50/65)
Residents per acre of residential land	2.9 (52/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	25.2% (51/65)
Median rent	\$1,574 (42/65)
Median asking rent (Craigslist)	\$2,000 (35/65)



Median rent paid as share of income	36.1% (15/65)
Rent burdened (>30% of income)	52.6% (32/65)
Severely rent burdened (>50% of income)	29.5% (21/65)

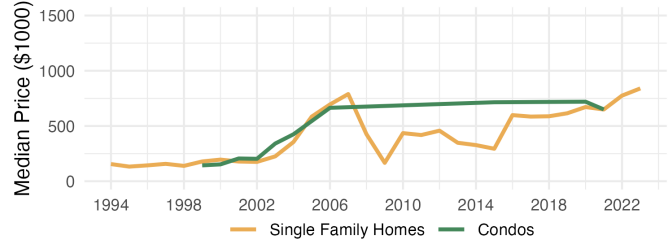
Job Access

Jobs within 30 minutes by...	
Car	828 (58/65)
Transit	150 (47/65)

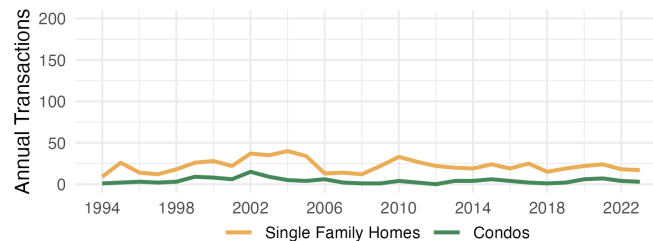


Property Market

Owner-occupier share	74.8% (15/65)
Median single-family price	\$840,000 (43/65)
Median condominium price	\$837,000 (16/58)
UHERO Repeat Sales Index	526 (18/65)
Median monthly owner costs	\$1,931 (53/65)
Median owner costs as share of income	23.4% (53/65)

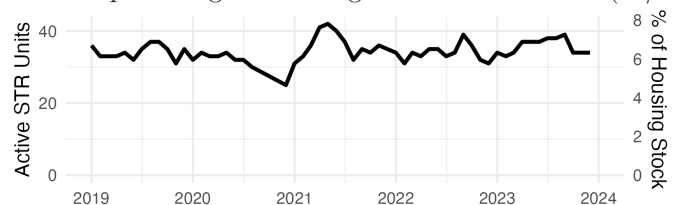


Single-family home transactions in past year	17 (52/65)
Out-of-state buyer share	23.5% (28/65)
Condominium transactions in past year	3 (49/65)
Out-of-state buyer share	100.0% (01/65)



Housing Stock

Number of housing units	538 (65/65)
Median age of housing units	43 years (29/65)
New projects permitted over past five years:	
Single-family homes	18 (58/65)
Median processing time	220 days (38/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	36 (50/65)
STRs as percentage of housing	6.6% (18/65)





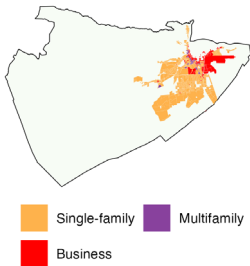
Hilo 96720



Demographics

	(rank)
Population	50,453 (11/65)
Median household income	\$75,265 (50/65)
College education rate	34.1% (25/65)
Unemployment rate	6.6% (17/65)
Racial shares:	
Asian	30.6% (26/65)
Black	0.7% (34/65)
Hawaiian or Pacific Islander	12.0% (23/65)
White	18.3% (45/65)
Two of more races	37.6% (08/65)
Under 18 population share	21.1% (32/65)
Over 65 population share	22.3% (27/65)

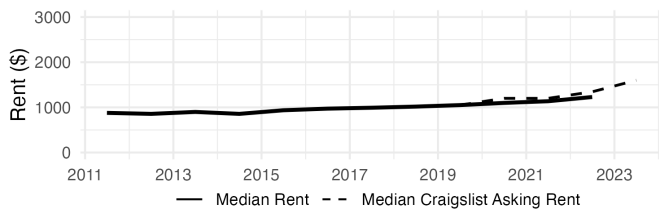
Zoning



Residential land (acres)	14,656 (04/65)
Residents per acre of residential land	3.4 (50/65)
Share of residential land zoned multifamily	2.2% (33/65)

Rental Market

Renter share	34.6% (30/65)
Median rent	\$1,229 (54/65)
Median asking rent (Craigslist)	\$1,600 (61/65)



Median rent paid as share of income	31.0% (33/65)
Rent burdened (>30% of income)	51.9% (35/65)
Severely rent burdened (>50% of income)	32.3% (13/65)

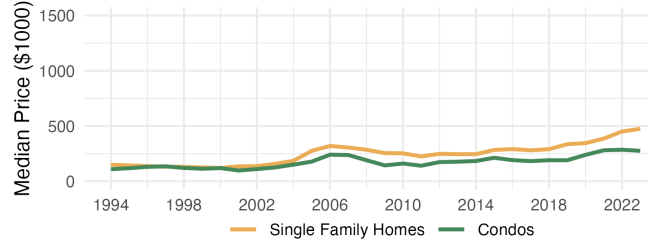
Job Access

Jobs within 30 minutes by...	
Car	31,163 (24/65)
Transit	143 (48/65)

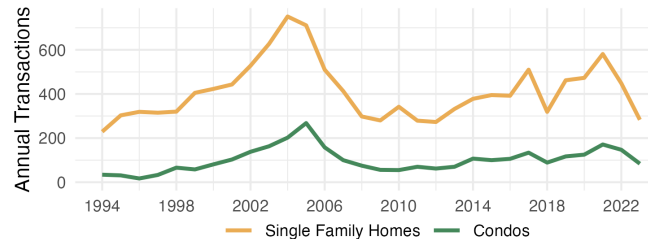


Property Market

Owner-occupier share	65.4% (36/65)
Median single-family price	\$475,000 (57/65)
Median condominium price	\$275,000 (57/58)
UHERO Repeat Sales Index	458 (32/65)
Median monthly owner costs	\$1,905 (56/65)
Median owner costs as share of income	19.4% (60/65)

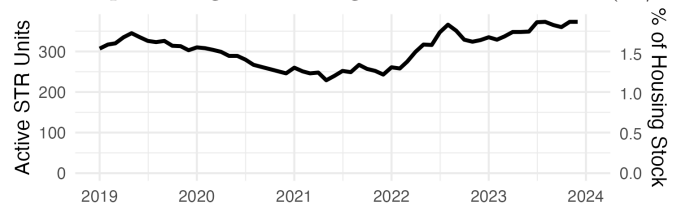


Single-family home transactions in past year ...	283 (05/65)
Out-of-state buyer share	14.8% (43/65)
Condominium transactions in past year	84 (24/65)
Out-of-state buyer share	27.4% (30/65)



Housing Stock

Number of housing units	19,620 (08/65)
Median age of housing units	47 years (20/65)
New projects permitted over past five years:	
Single-family homes	481 (06/65)
Median processing time	134 days (58/65)
Multi-family developments	9 (23/65)
Median processing time	336 days (26/46)
Active short-term vacation rentals (STRs)	355 (17/65)
STRs as percentage of housing	1.8% (40/65)





Honalo 96725



Demographics

Population	4,610	(rank)	(47/65)
Median household income	\$86,286		(41/65)
College education rate	37.6%		(16/65)
Unemployment rate	5.8%		(26/65)
Racial shares:			
Asian	21.2%		(37/65)
Black	0.0%		(53/65)
Hawaiian or Pacific Islander	3.8%		(57/65)
White	44.9%		(09/65)
Two of more races	23.1%		(44/65)
Under 18 population share	22.6%		(23/65)
Over 65 population share	24.4%		(12/65)

Zoning

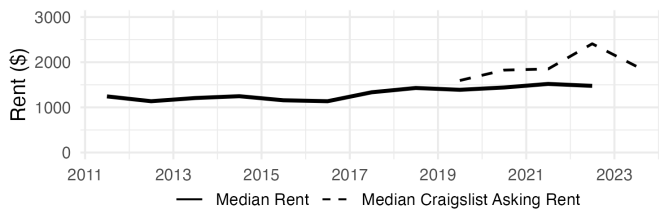


Residential land (acres)	1,347	(35/65)
Residents per acre of residential land	3.4	(51/65)
Share of residential land zoned multifamily	0.6%	(37/65)



Rental Market

Renter share	37.7%	(25/65)
Median rent	\$1,476	(49/65)
Median asking rent (Craigslist)	\$1,910	(42/65)



Median rent paid as share of income	26.8%	(53/65)
Rent burdened (>30% of income)	40.3%	(58/65)
Severely rent burdened (>50% of income)	15.9%	(56/65)

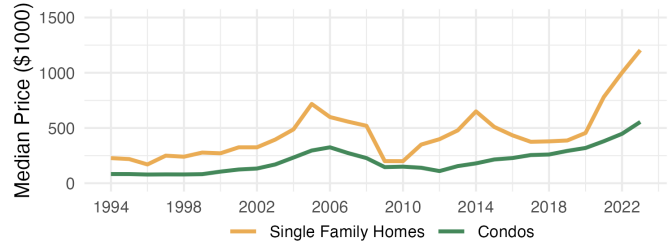
Job Access

Jobs within 30 minutes by...	
Car	1,702 (54/65)
Transit	174 (46/65)

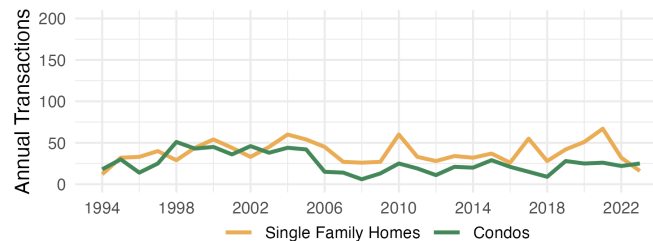


Property Market

Owner-occupier share	62.3%	(41/65)
Median single-family price	\$1,205,000	(15/65)
Median condominium price	\$555,000	(35/58)
UHERO Repeat Sales Index	391	(52/65)
Median monthly owner costs	\$3,044	(13/65)
Median owner costs as share of income	29.4%	(13/65)

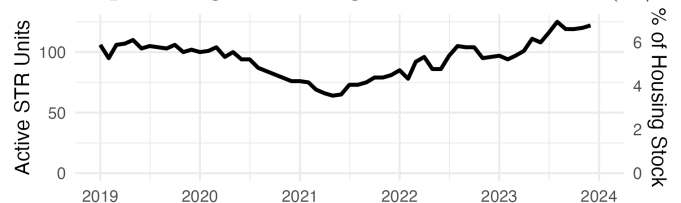


Single-family home transactions in past year	16	(54/65)
Out-of-state buyer share	62.5%	(04/65)
Condominium transactions in past year	25	(36/65)
Out-of-state buyer share	28.0%	(29/65)



Housing Stock

Number of housing units	1,805	(48/65)
Median age of housing units	41 years	(36/65)
New projects permitted over past five years:		
Single-family homes	97	(30/65)
Median processing time	161 days	(51/65)
Multi-family developments	1	(41/65)
Median processing time	175 days	(44/46)
Active short-term vacation rentals (STRs)	111	(29/65)
STRs as percentage of housing	6.1%	(21/65)





Honoka'a 96727



Demographics

	(rank)
Population	4,721 (46/65)
Median household income	\$72,328 (55/65)
College education rate	24.1% (52/65)
Unemployment rate	10.4% (08/65)
Racial shares:	
Asian	23.7% (35/65)
Black	0.3% (46/65)
Hawaiian or Pacific Islander	12.3% (22/65)
White	26.2% (33/65)
Two of more races	36.1% (11/65)
Under 18 population share	23.9% (16/65)
Over 65 population share	18.0% (49/65)

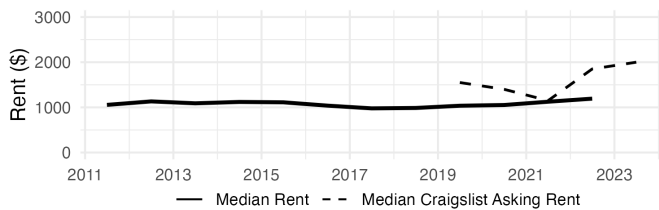
Zoning



Residential land (acres)	654 (45/65)
Residents per acre of residential land	7.2 (40/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	20.4% (58/65)
Median rent	\$1,193 (57/65)
Median asking rent (Craigslist)	\$2,000 (35/65)



Median rent paid as share of income	38.4% (09/65)
Rent burdened (>30% of income)	61.9% (12/65)
Severely rent burdened (>50% of income)	22.9% (42/65)

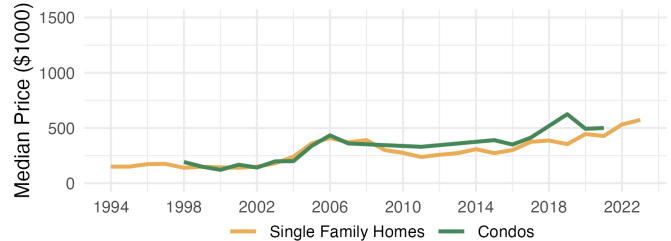
Job Access

Jobs within 30 minutes by...	
Car	769 (60/65)
Transit	286 (43/65)

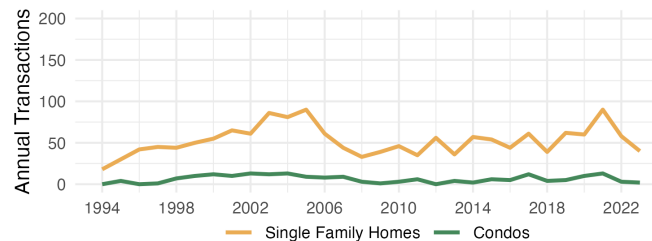


Property Market

Owner-occupier share	79.6% (08/65)
Median single-family price	\$573,474 (55/65)
Median condominium price	\$1,330,000 (06/58)
UHERO Repeat Sales Index	392 (50/65)
Median monthly owner costs	\$1,916 (55/65)
Median owner costs as share of income	22.7% (56/65)

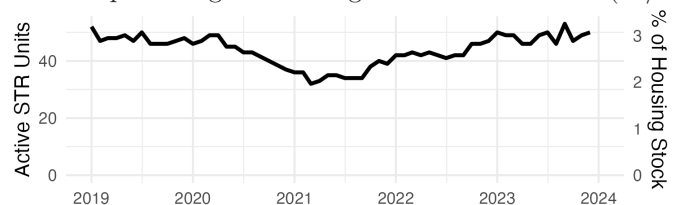


Single-family home transactions in past year	40 (39/65)
Out-of-state buyer share	30.0% (19/65)
Condominium transactions in past year	2 (54/65)
Out-of-state buyer share	50.0% (13/65)



Housing Stock

Number of housing units	1,629 (52/65)
Median age of housing units	62 years (01/65)
New projects permitted over past five years:	
Single-family homes	58 (42/65)
Median processing time	138 days (57/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	49 (46/65)
STRs as percentage of housing	3.0% (30/65)





Hawaiian Ocean View

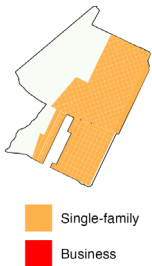
96737



Demographics

	(rank)
Population	3,556 (53/65)
Median household income	\$37,119 (65/65)
College education rate	11.7% (65/65)
Unemployment rate	11.9% (03/65)
Racial shares:	
Asian	8.1% (59/65)
Black	1.8% (12/65)
Hawaiian or Pacific Islander	8.1% (36/65)
White	33.8% (25/65)
Two of more races	45.9% (03/65)
Under 18 population share	19.5% (41/65)
Over 65 population share	23.2% (20/65)

Zoning

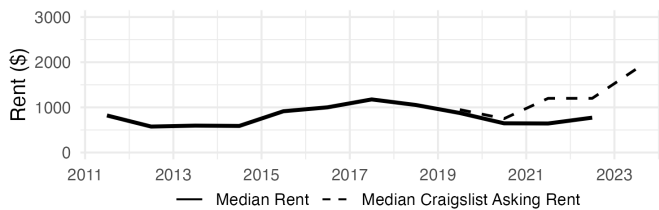


Residential land (acres)	16,282 (03/65)
Residents per acre of residential land	0.2 (65/65)
Share of residential land zoned multifamily	0.0% (43/65)

Single-family
Business

Rental Market

Renter share	26.5% (48/65)
Median rent	\$772 (64/65)
Median asking rent (Craigslist)	\$1,850 (50/65)



Median rent paid as share of income	51.0% (01/65)
Rent burdened (>30% of income)	69.1% (07/65)
Severely rent burdened (>50% of income)	69.1% (01/65)

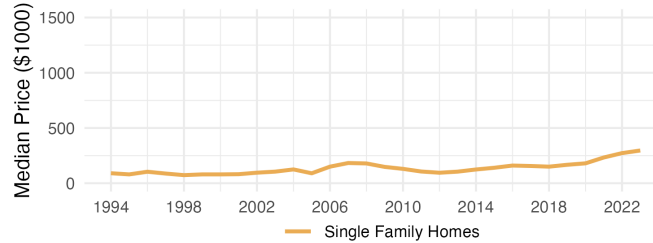
Job Access

Jobs within 30 minutes by...	
Car	338 (63/65)
Transit	11 (63/65)

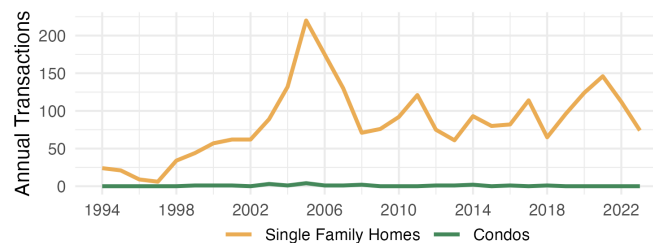


Property Market

Owner-occupier share	73.5% (18/65)
Median single-family price	\$296,368 (64/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	452 (33/65)
Median monthly owner costs	\$1,378 (64/65)
Median owner costs as share of income	18.3% (63/65)

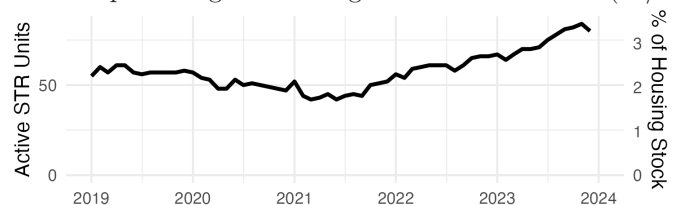


Single-family home transactions in past year	74 (28/65)
Out-of-state buyer share	29.7% (20/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	2,440 (45/65)
Median age of housing units	24 years (65/65)
New projects permitted over past five years:	
Single-family homes	93 (31/65)
Median processing time	161 days (51/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	74 (37/65)
STRs as percentage of housing	3.0% (30/65)





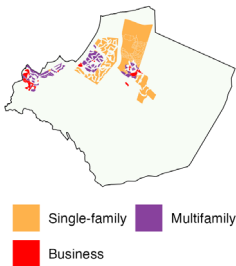
Waikōloa Village 96738



Demographics

	(rank)
Population	7,797 (39/65)
Median household income	\$97,083 (22/65)
College education rate	32.3% (29/65)
Unemployment rate	9.7% (11/65)
Racial shares:	
Asian	16.2% (45/65)
Black	2.0% (09/65)
Hawaiian or Pacific Islander	11.0% (24/65)
White	40.8% (13/65)
Two of more races	22.3% (47/65)
Under 18 population share	27.7% (07/65)
Over 65 population share	19.0% (43/65)

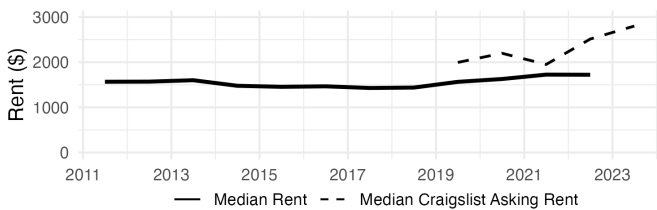
Zoning



Residential land (acres)	4,502 (11/65)
Residents per acre of residential land	1.7 (57/65)
Share of residential land zoned multifamily	18.4% (15/65)

Rental Market

Renter share	28.1% (43/65)
Median rent	\$1,722 (33/65)
Median asking rent (Craigslist)	\$2,800 (07/65)



Median rent paid as share of income	29.6% (39/65)
Rent burdened (>30% of income)	48.2% (43/65)
Severely rent burdened (>50% of income)	14.1% (58/65)

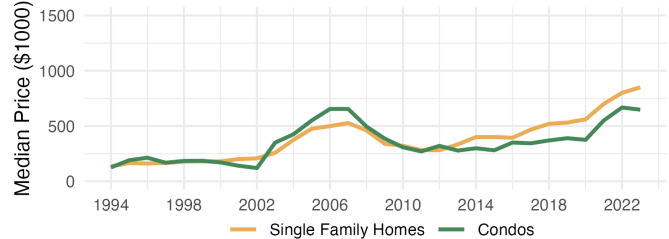
Job Access

Jobs within 30 minutes by...	
Car	3,404 (44/65)
Transit	360 (40/65)

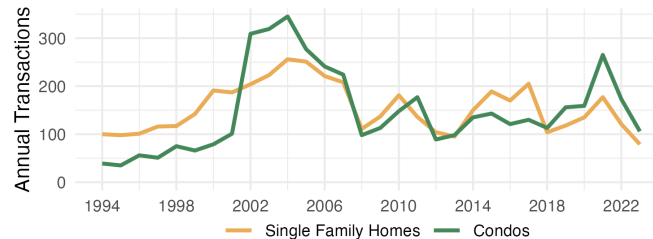


Property Market

Owner-occupier share	71.9% (23/65)
Median single-family price	\$850,000 (41/65)
Median condominium price	\$647,750 (30/58)
UHERO Repeat Sales Index	422 (43/65)
Median monthly owner costs	\$2,295 (46/65)
Median owner costs as share of income	27.6% (17/65)

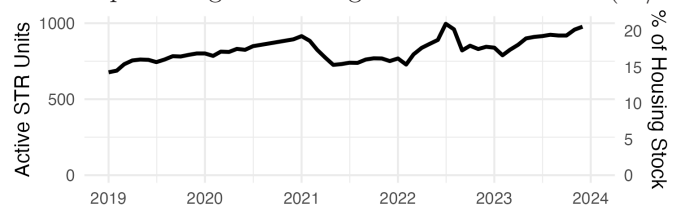


Single-family home transactions in past year	79 (27/65)
Out-of-state buyer share	30.4% (18/65)
Condominium transactions in past year	106 (21/65)
Out-of-state buyer share	60.4% (05/65)



Housing Stock

Number of housing units	4,749 (34/65)
Median age of housing units	30 years (58/65)
New projects permitted over past five years:	
Single-family homes	162 (19/65)
Median processing time	172 days (47/65)
Multi-family developments	13 (14/65)
Median processing time	301 days (31/46)
Active short-term vacation rentals (STRs)	894 (07/65)
STRs as percentage of housing	18.8% (07/65)





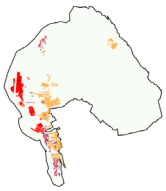
Kailua-Kona 96740



Demographics

	(rank)
Population	40,886 (16/65)
Median household income	\$90,094 (32/65)
College education rate	33.1% (26/65)
Unemployment rate	3.6% (49/65)
Racial shares:	
Asian	18.8% (40/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	13.2% (21/65)
White	43.6% (12/65)
Two of more races	20.1% (53/65)
Under 18 population share	20.2% (37/65)
Over 65 population share	21.0% (35/65)

Zoning

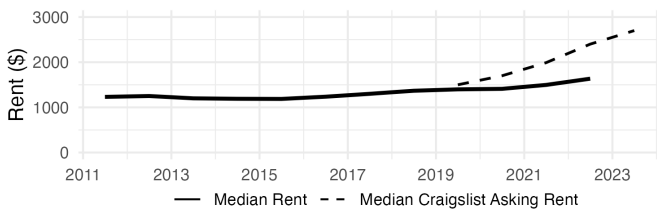


Single-family Multifamily
Business

Residential land (acres)	7,759 (08/65)
Residents per acre of residential land	5.3 (44/65)
Share of residential land zoned multifamily	15.5% (17/65)

Rental Market

Renter share	31.7% (37/65)
Median rent	\$1,635 (41/65)
Median asking rent (Craigslist)	\$2,700 (09/65)



Median rent paid as share of income	28.9% (44/65)
Rent burdened (>30% of income)	47.0% (47/65)
Severely rent burdened (>50% of income)	23.5% (39/65)

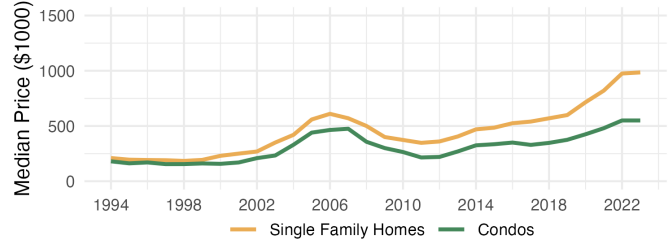
Job Access

Jobs within 30 minutes by...	
Car	15,879 (29/65)
Transit	845 (33/65)

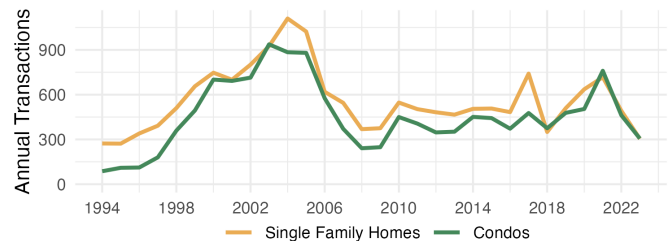


Property Market

Owner-occupier share	68.3% (28/65)
Median single-family price	\$985,000 (28/65)
Median condominium price	\$550,000 (36/58)
UHERO Repeat Sales Index	391 (51/65)
Median monthly owner costs	\$2,603 (39/65)
Median owner costs as share of income	28.4% (15/65)

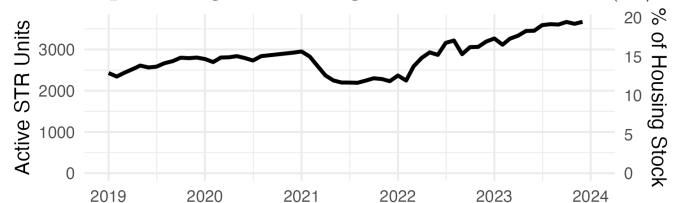


Single-family home transactions in past year	304 (03/65)
Out-of-state buyer share	35.9% (12/65)
Condominium transactions in past year	306 (05/65)
Out-of-state buyer share	57.8% (07/65)



Housing Stock

Number of housing units	18,875 (10/65)
Median age of housing units	35 years (50/65)
New projects permitted over past five years:	
Single-family homes	650 (04/65)
Median processing time	148 days (54/65)
Multi-family developments	18 (09/65)
Median processing time	292 days (33/46)
Active short-term vacation rentals (STRs)	3,470 (04/65)
STRs as percentage of housing	18.4% (08/65)





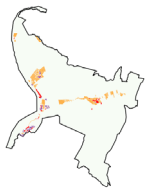
Waimea 96743



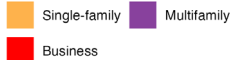
Demographics

		(rank)
Population	13,589	(33/65)
Median household income	\$101,730	(17/65)
College education rate	44.1%	(10/65)
Unemployment rate	5.7%	(27/65)
Racial shares:		
Asian	18.3%	(42/65)
Black	0.0%	(53/65)
Hawaiian or Pacific Islander	14.1%	(16/65)
White	28.3%	(31/65)
Two of more races	38.9%	(06/65)
Under 18 population share	24.3%	(15/65)
Over 65 population share	22.4%	(26/65)

Zoning

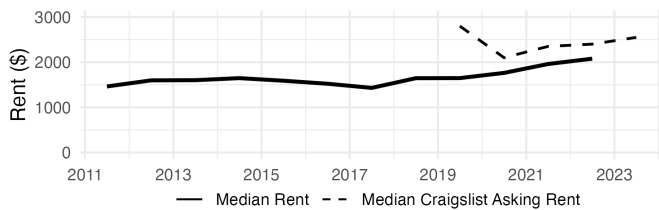


Residential land (acres)	7,420	(09/65)
Residents per acre of residential land	1.8	(56/65)
Share of residential land zoned multifamily	11.6%	(21/65)



Rental Market

Renter share	25.8%	(50/65)
Median rent	\$2,078	(18/65)
Median asking rent (Craigslist)	\$2,550	(13/65)



Median rent paid as share of income	25.1%	(58/65)
Rent burdened (>30% of income)	37.5%	(60/65)
Severely rent burdened (>50% of income)	12.4%	(59/65)

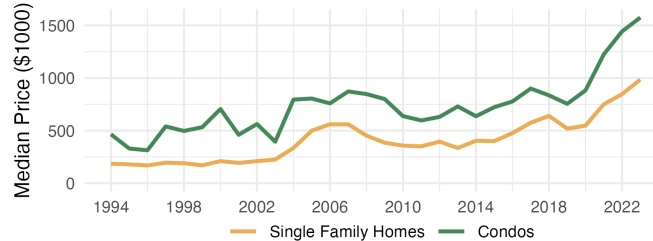
Job Access

Jobs within 30 minutes by...	
Car	2,822 (49/65)
Transit	517 (35/65)

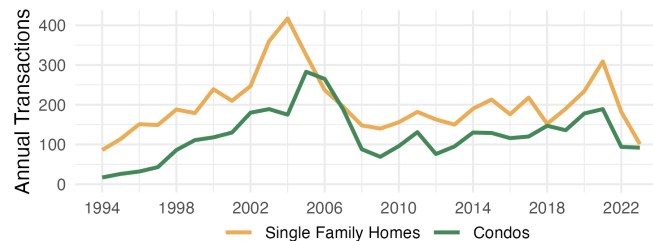


Property Market

Owner-occupier share	74.2%	(16/65)
Median single-family price	\$985,000	(28/65)
Median condominium price	\$1,575,000	(03/58)
UHERO Repeat Sales Index	447	(35/65)
Median monthly owner costs	\$2,533	(42/65)
Median owner costs as share of income	24.7%	(42/65)

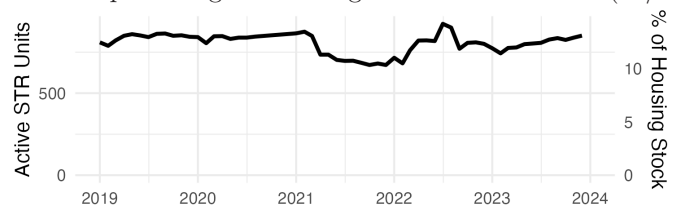


Single-family home transactions in past year	101	(18/65)
Out-of-state buyer share	34.7%	(14/65)
Condominium transactions in past year	92	(22/65)
Out-of-state buyer share	56.5%	(10/65)



Housing Stock

Number of housing units	6,502	(32/65)
Median age of housing units	28 years	(62/65)
New projects permitted over past five years:		
Single-family homes	334	(07/65)
Median processing time	188 days	(43/65)
Multi-family developments	10	(18/65)
Median processing time	434 days	(17/46)
Active short-term vacation rentals (STRs)	805	(09/65)
STRs as percentage of housing	12.4%	(11/65)





Hawaiian Paradise Park 96749



Demographics

	(rank)
Population	18,482 (30/65)
Median household income	\$76,762 (49/65)
College education rate	22.6% (56/65)
Unemployment rate	2.9% (60/65)
Racial shares:	
Asian	26.6% (30/65)
Black	1.2% (19/65)
Hawaiian or Pacific Islander	14.0% (17/65)
White	26.0% (34/65)
Two of more races	28.6% (30/65)
Under 18 population share	21.1% (32/65)
Over 65 population share	21.0% (35/65)

Zoning

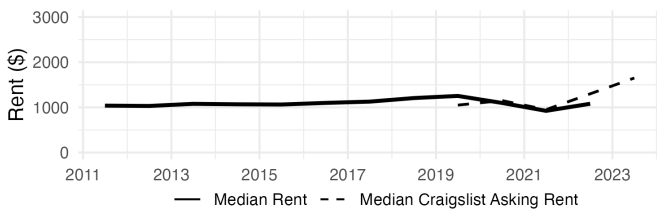


Residential land (acres)	17,803 (02/65)
Residents per acre of residential land	1.0 (59/65)
Share of residential land zoned multifamily	0.0% (43/65)

Single-family
Business

Rental Market

Renter share	22.1% (55/65)
Median rent	\$1,080 (62/65)
Median asking rent (Craigslist)	\$1,650 (59/65)



Median rent paid as share of income	28.7% (45/65)
Rent burdened (>30% of income)	47.7% (45/65)
Severely rent burdened (>50% of income)	12.4% (59/65)

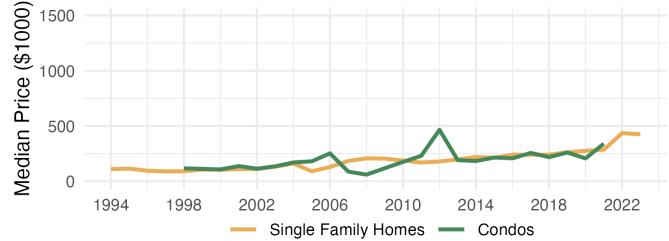
Job Access

Jobs within 30 minutes by...	
Car	10,258 (34/65)
Transit	143 (48/65)

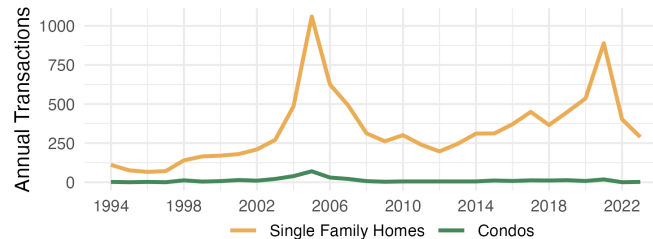


Property Market

Owner-occupier share	77.9% (11/65)
Median single-family price	\$425,000 (59/65)
Median condominium price	\$485,000 (41/58)
UHERO Repeat Sales Index	758 (02/65)
Median monthly owner costs	\$1,808 (59/65)
Median owner costs as share of income	25.9% (29/65)

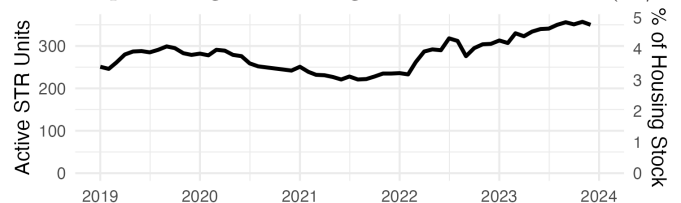


Single-family home transactions in past year	289 (04/65)
Out-of-state buyer share	35.3% (13/65)
Condominium transactions in past year	2 (54/65)
Out-of-state buyer share	50.0% (13/65)



Housing Stock

Number of housing units	7,340 (29/65)
Median age of housing units	31 years (56/65)
New projects permitted over past five years:	
Single-family homes	1,077 (01/65)
Median processing time	118 days (62/65)
Multi-family developments	2 (36/65)
Median processing time	506 days (12/46)
Active short-term vacation rentals (STRs)	338 (19/65)
STRs as percentage of housing	4.6% (25/65)





Kealakekua 96750



Demographics

	(rank)
Population	3,557 (52/65)
Median household income	\$81,726 (45/65)
College education rate	28.3% (44/65)
Unemployment rate	1.8% (65/65)
Racial shares:	
Asian	36.9% (20/65)
Black	0.5% (40/65)
Hawaiian or Pacific Islander	7.9% (38/65)
White	23.5% (35/65)
Two of more races	25.0% (37/65)
Under 18 population share	23.4% (18/65)
Over 65 population share	26.8% (08/65)

Zoning

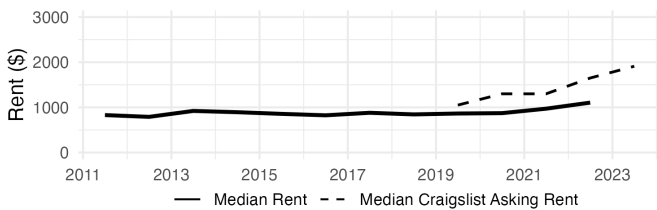


Residential land (acres)	2,075 (31/65)
Residents per acre of residential land	1.7 (58/65)
Share of residential land zoned multifamily	0.3% (41/65)



Rental Market

Renter share	37.2% (27/65)
Median rent	\$1,105 (61/65)
Median asking rent (Craigslist)	\$1,910 (42/65)



Median rent paid as share of income	24.9% (59/65)
Rent burdened (>30% of income)	41.4% (56/65)
Severely rent burdened (>50% of income)	24.2% (36/65)

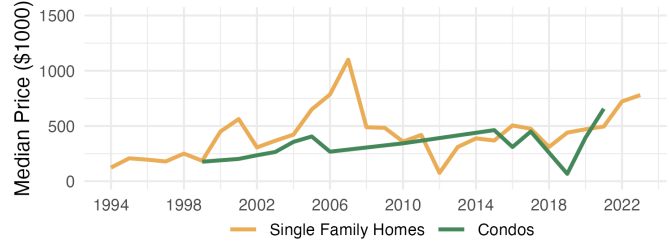
Job Access

Jobs within 30 minutes by...	
Car	11,472 (32/65)
Transit	1,629 (25/65)

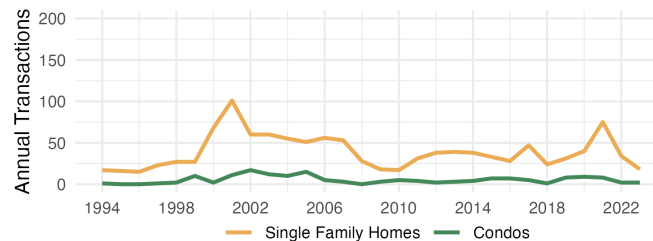


Property Market

Owner-occupier share	62.8% (38/65)
Median single-family price	\$780,000 (45/65)
Median condominium price	\$414,500 (49/58)
UHERO Repeat Sales Index	407 (47/65)
Median monthly owner costs	\$2,282 (47/65)
Median owner costs as share of income	24.2% (48/65)

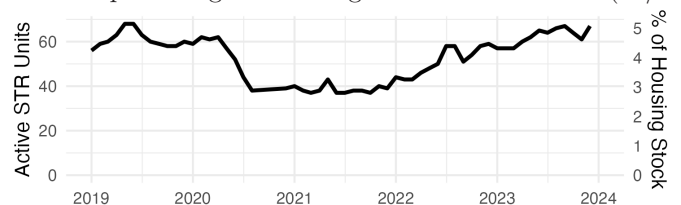


Single-family home transactions in past year	18 (51/65)
Out-of-state buyer share	27.8% (24/65)
Condominium transactions in past year	2 (54/65)
Out-of-state buyer share	50.0% (13/65)



Housing Stock

Number of housing units	1,321 (57/65)
Median age of housing units	48 years (18/65)
New projects permitted over past five years:	
Single-family homes	59 (40/65)
Median processing time	168 days (49/65)
Multi-family developments	1 (41/65)
Median processing time	450 days (14/46)
Active short-term vacation rentals (STRs)	62 (41/65)
STRs as percentage of housing	4.7% (24/65)





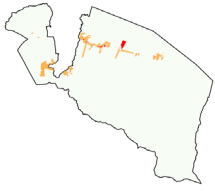
Kapa'au 96755



Demographics

	(rank)
Population	3,386 (54/65)
Median household income	\$89,240 (34/65)
College education rate	29.2% (39/65)
Unemployment rate	4.6% (37/65)
Racial shares:	
Asian	24.0% (33/65)
Black	1.3% (18/65)
Hawaiian or Pacific Islander	7.6% (39/65)
White	23.0% (36/65)
Two of more races	43.7% (04/65)
Under 18 population share	17.9% (48/65)
Over 65 population share	31.5% (03/65)

Zoning

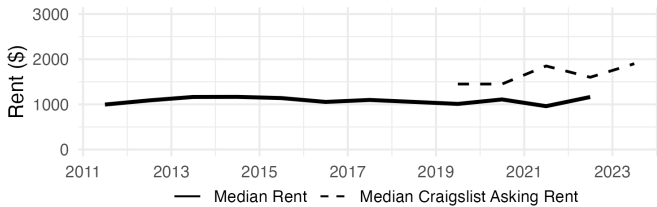


Residential land (acres)	826 (43/65)
Residents per acre of residential land	4.1 (48/65)
Share of residential land zoned multifamily	0.6% (37/65)



Rental Market

Renter share	18.0% (60/65)
Median rent	\$1,163 (58/65)
Median asking rent (Craigslist)	\$1,900 (45/65)



Median rent paid as share of income	17.8% (64/65)
Rent burdened (>30% of income)	29.3% (64/65)
Severely rent burdened (>50% of income)	17.8% (50/65)

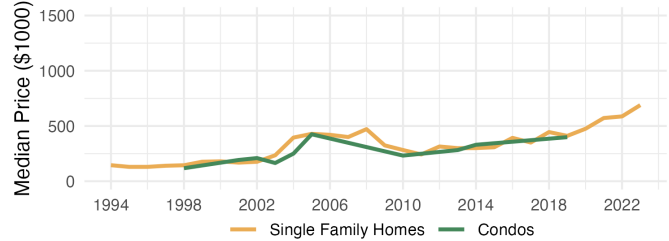
Job Access

Jobs within 30 minutes by...	
Car	828 (58/65)
Transit	114 (52/65)

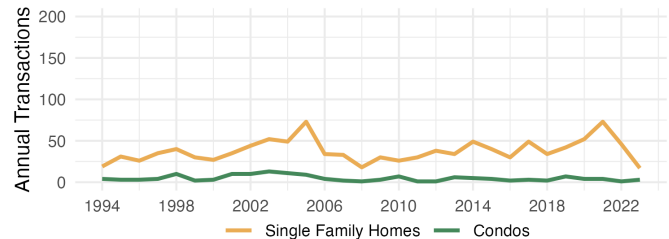


Property Market

Owner-occupier share	82.0% (06/65)
Median single-family price	\$689,000 (51/65)
Median condominium price	\$515,000 (39/58)
UHERO Repeat Sales Index	443 (36/65)
Median monthly owner costs	\$2,031 (52/65)
Median owner costs as share of income	24.7% (42/65)

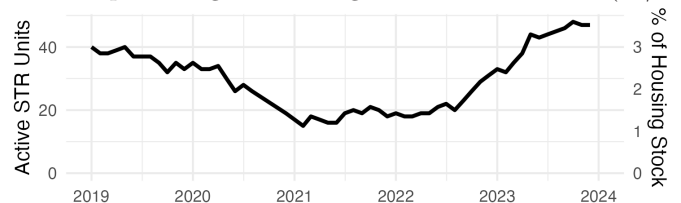


Single-family home transactions in past year	17 (52/65)
Out-of-state buyer share	29.4% (21/65)
Condominium transactions in past year	3 (49/65)
Out-of-state buyer share	33.3% (23/65)



Housing Stock

Number of housing units	1,338 (56/65)
Median age of housing units	42 years (33/65)
New projects permitted over past five years:	
Single-family homes	52 (45/65)
Median processing time	178 days (45/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	42 (47/65)
STRs as percentage of housing	3.1% (28/65)





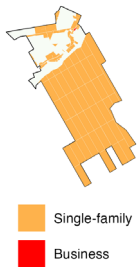
Hawaiian Acres 96760



Demographics

	(rank)
Population	3,908 (51/65)
Median household income	\$85,588 (42/65)
College education rate	24.7% (50/65)
Unemployment rate	6.3% (19/65)
Racial shares:	
Asian	20.1% (38/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	7.5% (40/65)
White	39.4% (14/65)
Two of more races	31.6% (22/65)
Under 18 population share	17.5% (51/65)
Over 65 population share	23.3% (18/65)

Zoning

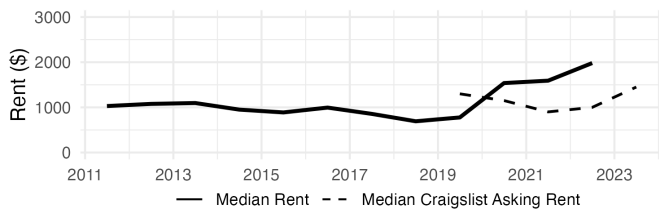


Residential land (acres)	9,794 (07/65)
Residents per acre of residential land	0.4 (63/65)
Share of residential land zoned multifamily	0.0% (43/65)

Single-family
Business

Rental Market

Renter share	10.0% (65/65)
Median rent	\$1,981 (20/65)
Median asking rent (Craigslist)	\$1,450 (63/65)



Median rent paid as share of income	27.3% (50/65)
Rent burdened (>30% of income)	37.5% (60/65)
Severely rent burdened (>50% of income)	17.9% (49/65)

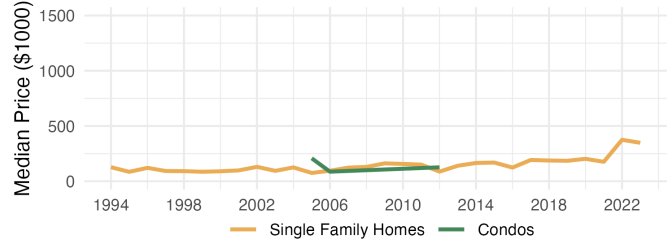
Job Access

Jobs within 30 minutes by...	
Car	5,876 (37/65)
Transit	1,862 (24/65)

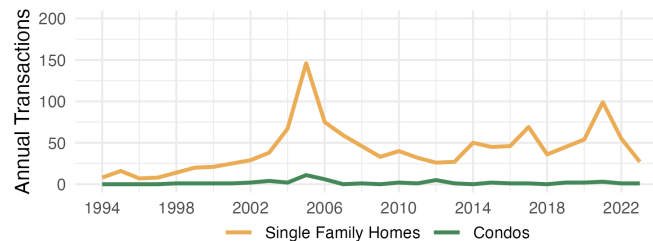


Property Market

Owner-occupier share	90.0% (01/65)
Median single-family price	\$348,000 (61/65)
Median condominium price	\$680,000 (26/58)
UHERO Repeat Sales Index	566 (13/65)
Median monthly owner costs	\$1,835 (58/65)
Median owner costs as share of income	22.5% (57/65)

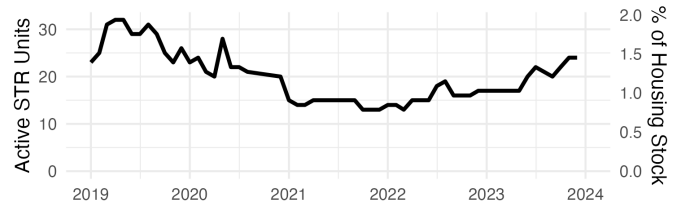


Single-family home transactions in past year	27 (46/65)
Out-of-state buyer share	18.5% (37/65)
Condominium transactions in past year	1 (58/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	1,653 (51/65)
Median age of housing units	29 years (60/65)
New projects permitted over past five years:	
Single-family homes	86 (32/65)
Median processing time	119 days (61/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	20 (55/65)
STRs as percentage of housing	1.2% (41/65)





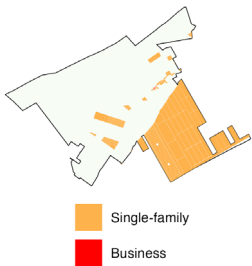
Mountain View 96771



Demographics

	(rank)
Population	7,238 (40/65)
Median household income	\$57,116 (63/65)
College education rate	14.8% (64/65)
Unemployment rate	12.3% (02/65)
Racial shares:	
Asian	6.7% (63/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	19.7% (10/65)
White	29.1% (30/65)
Two of more races	42.1% (05/65)
Under 18 population share	25.1% (13/65)
Over 65 population share	15.3% (57/65)

Zoning

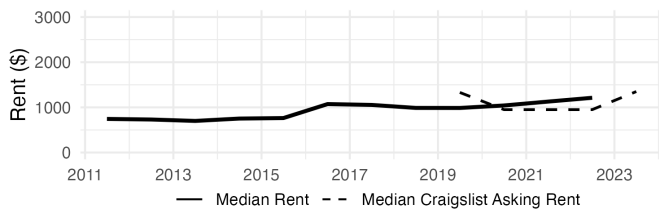


Residential land (acres)	12,540 (05/65)
Residents per acre of residential land	0.6 (61/65)
Share of residential land zoned multifamily	0.0% (43/65)

Single-family
Business

Rental Market

Renter share	27.5% (47/65)
Median rent	\$1,212 (56/65)
Median asking rent (Craigslist)	\$1,350 (65/65)



Median rent paid as share of income	22.8% (62/65)
Rent burdened (>30% of income)	35.6% (63/65)
Severely rent burdened (>50% of income)	16.2% (54/65)

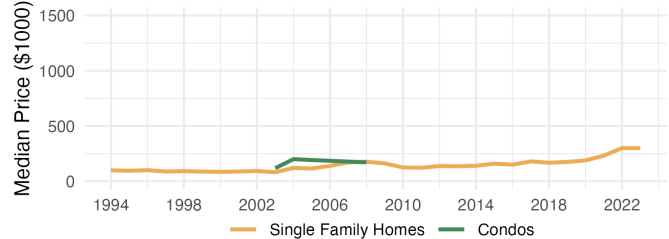
Job Access

Jobs within 30 minutes by...	
Car	1,364 (56/65)
Transit	21 (62/65)

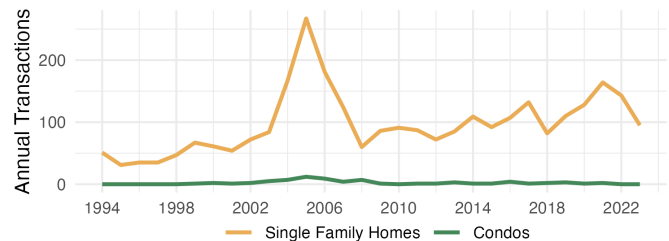


Property Market

Owner-occupier share	72.5% (19/65)
Median single-family price	\$300,000 (63/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	591 (08/65)
Median monthly owner costs	\$1,722 (61/65)
Median owner costs as share of income	19.8% (58/65)

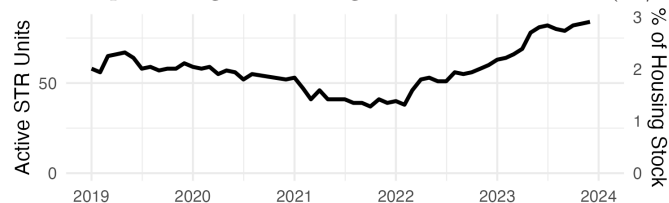


Single-family home transactions in past year	95 (19/65)
Out-of-state buyer share	23.2% (30/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	2,891 (40/65)
Median age of housing units	30 years (58/65)
New projects permitted over past five years:	
Single-family homes	214 (13/65)
Median processing time	126 days (60/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	76 (36/65)
STRs as percentage of housing	2.6% (34/65)





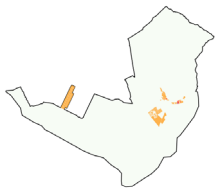
Discovery Harbour 96772



Demographics

	(rank)
Population	2,716 (59/65)
Median household income	\$58,512 (62/65)
College education rate	23.4% (54/65)
Unemployment rate	8.9% (12/65)
Racial shares:	
Asian	14.2% (51/65)
Black	0.4% (42/65)
Hawaiian or Pacific Islander	7.4% (43/65)
White	35.9% (21/65)
Two of more races	36.9% (10/65)
Under 18 population share	21.4% (30/65)
Over 65 population share	28.2% (06/65)

Zoning

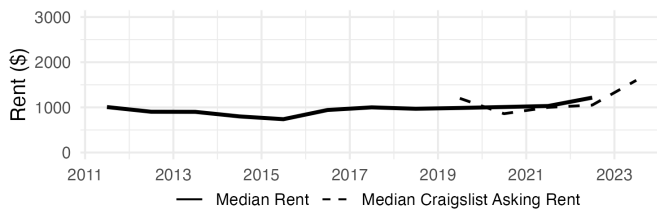


Residential land (acres)	3,171 (19/65)
Residents per acre of residential land	0.9 (60/65)
Share of residential land zoned multifamily	0.3% (41/65)



Rental Market

Renter share	18.8% (59/65)
Median rent	\$1,215 (55/65)
Median asking rent (Craigslist)	\$1,599 (62/65)



Median rent paid as share of income	40.5% (05/65)
Rent burdened (>30% of income)	59.9% (17/65)
Severely rent burdened (>50% of income)	32.5% (12/65)

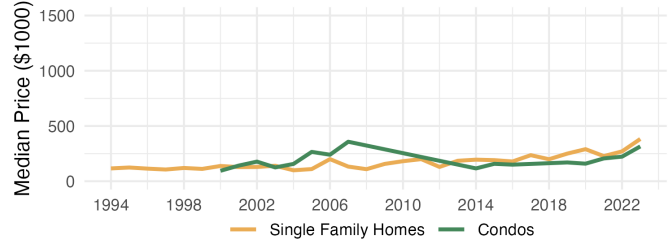
Job Access

Jobs within 30 minutes by...	
Car	372 (62/65)
Transit	0 (65/65)

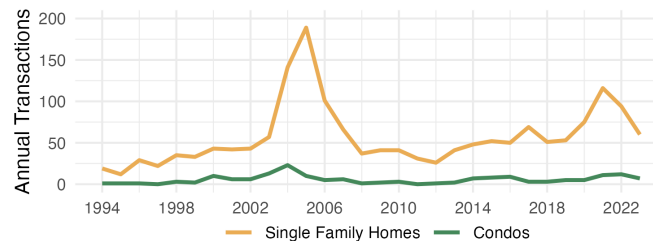


Property Market

Owner-occupier share	81.2% (07/65)
Median single-family price	\$382,500 (60/65)
Median condominium price	\$315,000 (54/58)
UHERO Repeat Sales Index	317 (60/65)
Median monthly owner costs	\$1,447 (62/65)
Median owner costs as share of income	19.0% (61/65)

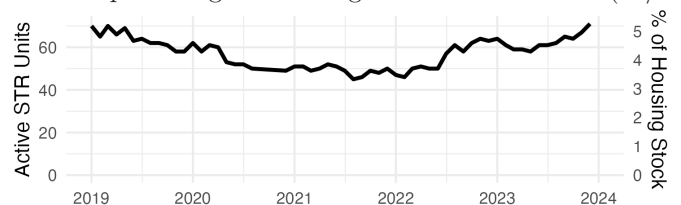


Single-family home transactions in past year	60 (33/65)
Out-of-state buyer share	38.3% (10/65)
Condominium transactions in past year	7 (45/65)
Out-of-state buyer share	42.9% (18/65)



Housing Stock

Number of housing units	1,350 (55/65)
Median age of housing units	32 years (55/65)
New projects permitted over past five years:	
Single-family homes	125 (25/65)
Median processing time	144 days (56/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	63 (39/65)
STRs as percentage of housing	4.6% (25/65)





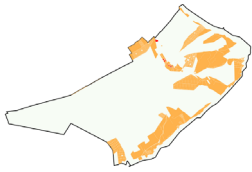
Hawaiian Beaches 96778



Demographics

	(rank)
Population	14,310 (32/65)
Median household income	\$39,010 (64/65)
College education rate	22.7% (55/65)
Unemployment rate	11.6% (04/65)
Racial shares:	
Asian	11.9% (54/65)
Black	0.3% (46/65)
Hawaiian or Pacific Islander	14.2% (15/65)
White	37.4% (19/65)
Two of more races	33.2% (17/65)
Under 18 population share	23.2% (19/65)
Over 65 population share	21.4% (32/65)

Zoning

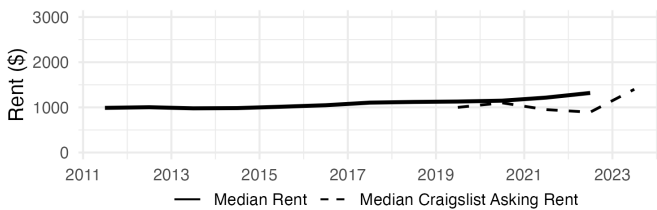


Residential land (acres)	29,286 (01/65)
Residents per acre of residential land	0.5 (62/65)
Share of residential land zoned multifamily	0.0% (43/65)

■ Single-family
 ■ Multifamily
■ Business

Rental Market

Renter share	23.1% (53/65)
Median rent	\$1,319 (53/65)
Median asking rent (Craigslist)	\$1,400 (64/65)



Median rent paid as share of income	51.0% (01/65)
Rent burdened (>30% of income)	70.7% (05/65)
Severely rent burdened (>50% of income)	55.5% (02/65)

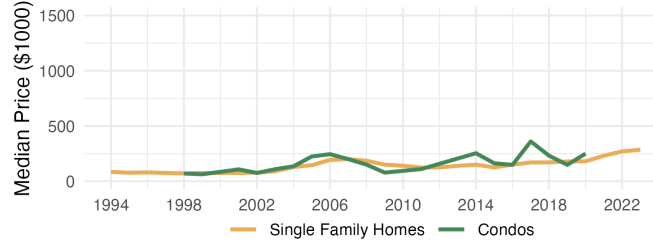
Job Access

Jobs within 30 minutes by...	
Car	987 (57/65)
Transit	97 (53/65)

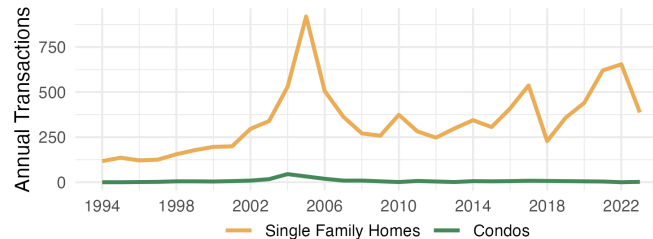


Property Market

Owner-occupier share	76.9% (13/65)
Median single-family price	\$285,000 (65/65)
Median condominium price	\$411,000 (50/58)
UHERO Repeat Sales Index	480 (28/65)
Median monthly owner costs	\$1,342 (65/65)
Median owner costs as share of income	24.3% (46/65)

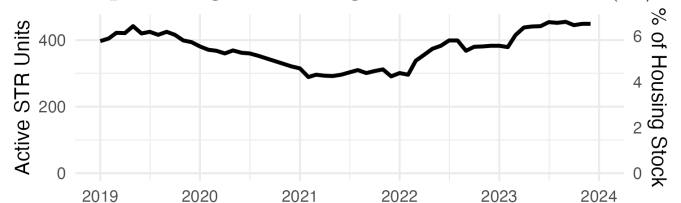


Single-family home transactions in past year	387 (02/65)
Out-of-state buyer share	28.9% (22/65)
Condominium transactions in past year	2 (54/65)
Out-of-state buyer share	50.0% (13/65)



Housing Stock

Number of housing units	6,870 (30/65)
Median age of housing units	31 years (56/65)
New projects permitted over past five years:	
Single-family homes	877 (02/65)
Median processing time	130 days (59/65)
Multi-family developments	2 (36/65)
Median processing time	194 days (43/46)
Active short-term vacation rentals (STRs)	434 (13/65)
STRs as percentage of housing	6.3% (20/65)





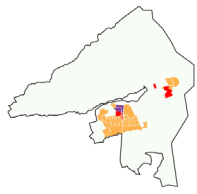
Pepe'ekeo 96783



Demographics

	(rank)
Population	1,674 (64/65)
Median household income	\$64,191 (60/65)
College education rate	29.0% (40/65)
Unemployment rate	11.6% (04/65)
Racial shares:	
Asian	27.3% (29/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	25.8% (06/65)
White	11.2% (59/65)
Two of more races	33.6% (16/65)
Under 18 population share	25.0% (14/65)
Over 65 population share	16.4% (55/65)

Zoning

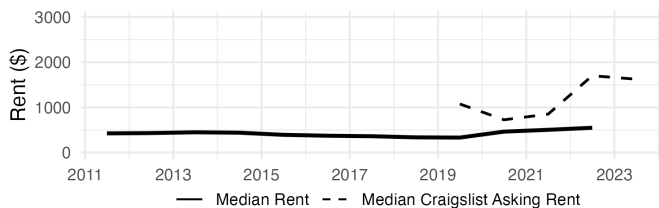


Residential land (acres)	369 (56/65)
Residents per acre of residential land	4.5 (46/65)
Share of residential land zoned multifamily	5.7% (26/65)



Rental Market

Renter share	44.1% (15/65)
Median rent	\$548 (65/65)
Median asking rent (Craigslist)	\$1,624 (60/65)



Median rent paid as share of income	26.7% (55/65)
Rent burdened (>30% of income)	38.1% (59/65)
Severely rent burdened (>50% of income)	15.6% (57/65)

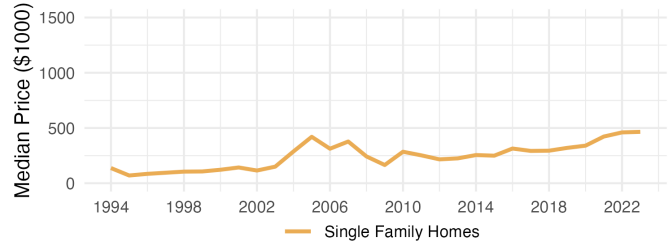
Job Access

Jobs within 30 minutes by...	
Car	22,973 (26/65)
Transit	68 (57/65)

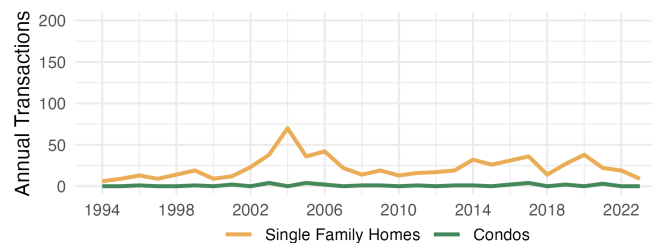


Property Market

Owner-occupier share	55.9% (51/65)
Median single-family price	\$465,000 (58/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	617 (06/65)
Median monthly owner costs	\$2,133 (51/65)
Median owner costs as share of income	19.6% (59/65)

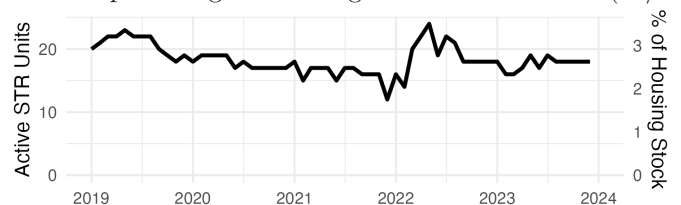


Single-family home transactions in past year	9 (62/65)
Out-of-state buyer share	44.4% (08/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	684 (64/65)
Median age of housing units	47 years (20/65)
New projects permitted over past five years:	
Single-family homes	78 (36/65)
Median processing time	114 days (63/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	18 (56/65)
STRs as percentage of housing	2.6% (34/65)





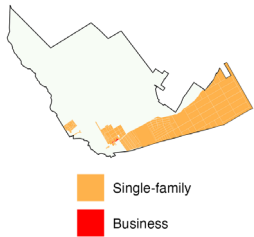
Volcano 96785



Demographics

	(rank)
Population	4,220 (50/65)
Median household income	\$68,555 (59/65)
College education rate	38.4% (15/65)
Unemployment rate	3.5% (52/65)
Racial shares:	
Asian	6.9% (62/65)
Black	0.2% (49/65)
Hawaiian or Pacific Islander	3.5% (60/65)
White	49.2% (05/65)
Two of more races	36.0% (12/65)
Under 18 population share	12.3% (63/65)
Over 65 population share	33.5% (01/65)

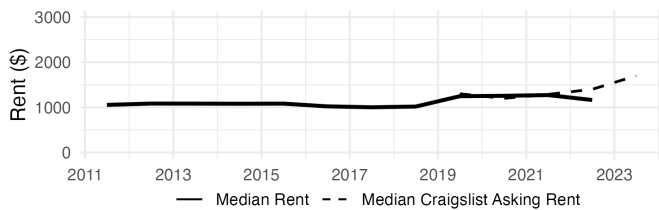
Zoning



Residential land (acres)	11,665 (06/65)
Residents per acre of residential land	0.4 (64/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	17.5% (61/65)
Median rent	\$1,163 (58/65)
Median asking rent (Craigslist)	\$1,700 (57/65)



Median rent paid as share of income	32.0% (29/65)
Rent burdened (>30% of income)	77.2% (01/65)
Severely rent burdened (>50% of income)	9.4% (62/65)

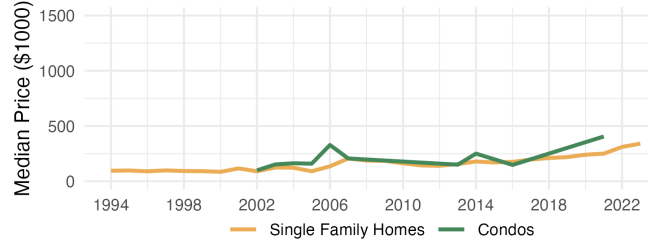
Job Access

Jobs within 30 minutes by...	
Car	254 (65/65)
Transit	24 (61/65)

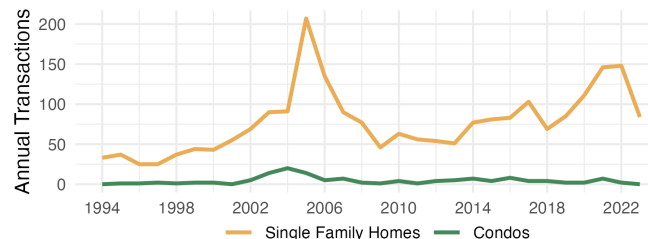


Property Market

Owner-occupier share	82.5% (05/65)
Median single-family price	\$340,500 (62/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	575 (12/65)
Median monthly owner costs	\$1,753 (60/65)
Median owner costs as share of income	22.9% (55/65)

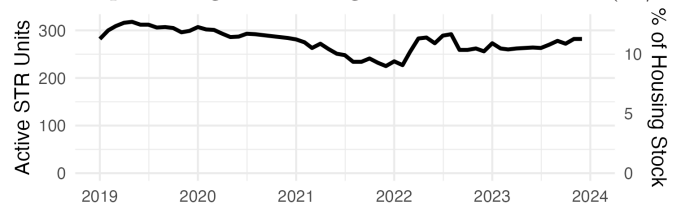


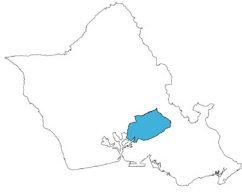
Single-family home transactions in past year	84 (23/65)
Out-of-state buyer share	22.6% (32/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	2,511 (44/65)
Median age of housing units	29 years (60/65)
New projects permitted over past five years:	
Single-family homes	229 (11/65)
Median processing time	155 days (53/65)
Multi-family developments	1 (41/65)
Median processing time	229 days (41/46)
Active short-term vacation rentals (STRs)	269 (20/65)
STRs as percentage of housing	10.7% (12/65)





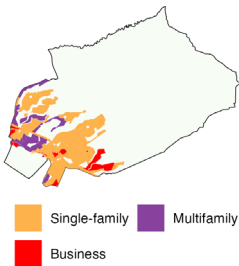
Waimalu 96701



Demographics

Population	41,560	(rank)	15/65
Median household income	\$108,261		12/65
College education rate	39.0%		13/65
Unemployment rate	4.8%		34/65
Racial shares:			
Asian	53.8%		08/65
Black	2.0%		09/65
Hawaiian or Pacific Islander	7.3%		45/65
White	11.3%		58/65
Two of more races	24.7%		40/65
Under 18 population share	16.8%		53/65
Over 65 population share	22.5%		23/65

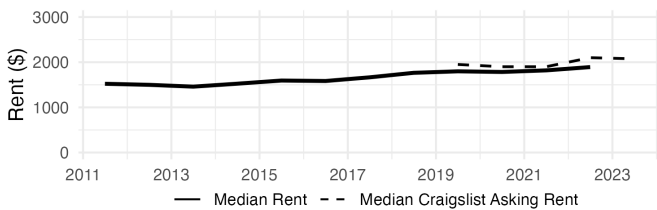
Zoning



Residential land (acres)	2,680	(24/65)
Residents per acre of residential land	15.5	(27/65)
Share of residential land zoned multifamily	19.0%	(14/65)

Rental Market

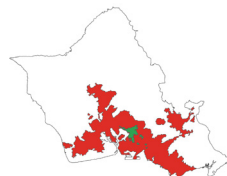
Renter share	29.6%	(41/65)
Median rent	\$1,892	(24/65)
Median asking rent (Craigslist)	\$2,075	(31/65)



Median rent paid as share of income	28.2%	(47/65)
Rent burdened (>30% of income)	43.4%	(51/65)
Severely rent burdened (>50% of income)	21.5%	(45/65)

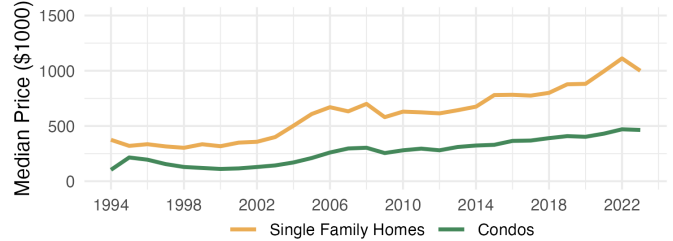
Job Access

Jobs within 30 minutes by...		
Car	370,054	(01/65)
Transit	27,759	(07/65)

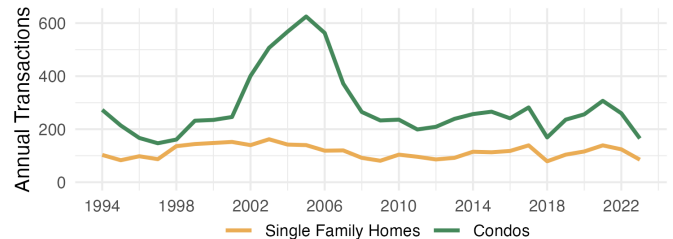


Property Market

Owner-occupier share	70.4%	(25/65)
Median single-family price	\$1,000,000	(23/65)
Median condominium price	\$464,000	(42/58)
UHERO Repeat Sales Index	472	(29/65)
Median monthly owner costs	\$2,863	(22/65)
Median owner costs as share of income	24.9%	(40/65)

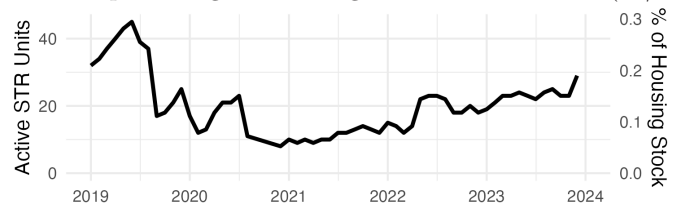


Single-family home transactions in past year	85	(22/65)
Out-of-state buyer share	2.4%	(62/65)
Condominium transactions in past year	165	(14/65)
Out-of-state buyer share	7.9%	(54/65)



Housing Stock

Number of housing units	15,288	(17/65)
Median age of housing units	49 years	(15/65)
New projects permitted over past five years:		
Single-family homes	80	(35/65)
Median processing time	252 days	(27/65)
Multi-family developments	17	(10/65)
Median processing time	355 days	(25/46)
Active short-term vacation rentals (STRs)	23	(54/65)
STRs as percentage of housing	0.2%	(57/65)





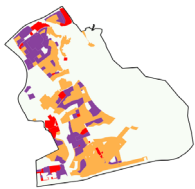
‘Ewa Gentry 96706



Demographics

	(rank)
Population	82,504 (01/65)
Median household income	\$118,316 (06/65)
College education rate	29.7% (38/65)
Unemployment rate	3.2% (57/65)
Racial shares:	
Asian	43.9% (18/65)
Black	3.1% (04/65)
Hawaiian or Pacific Islander	7.2% (46/65)
White	13.8% (53/65)
Two of more races	29.8% (26/65)
Under 18 population share	27.9% (06/65)
Over 65 population share	11.0% (63/65)

Zoning

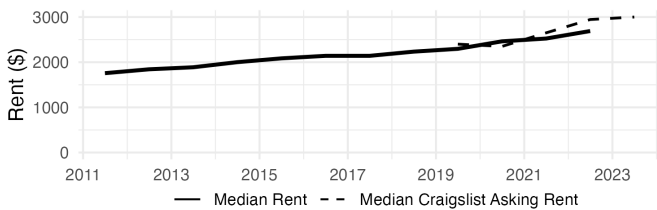


Single-family Multifamily
Business

Residential land (acres)	3,766 (14/65)
Residents per acre of residential land	21.9 (16/65)
Share of residential land zoned multifamily	36.2% (09/65)

Rental Market

Renter share	31.7% (37/65)
Median rent	\$2,690 (04/65)
Median asking rent (Craigslist)	\$3,000 (03/65)



Median rent paid as share of income	35.0% (18/65)
Rent burdened (>30% of income)	62.5% (10/65)
Severely rent burdened (>50% of income)	28.2% (22/65)

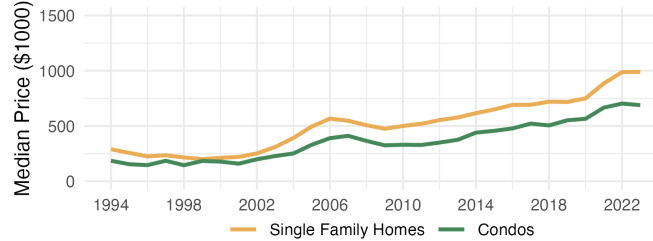
Job Access

Jobs within 30 minutes by...	
Car	78,556 (18/65)
Transit	3,285 (19/65)

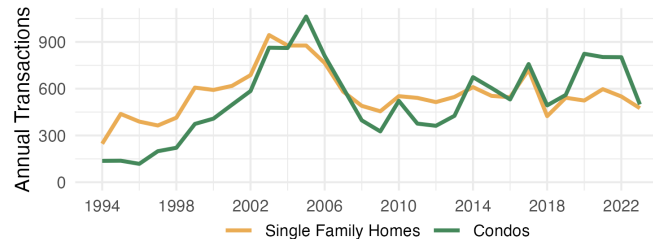


Property Market

Owner-occupier share	68.3% (28/65)
Median single-family price	\$990,000 (27/65)
Median condominium price	\$689,000 (25/58)
UHERO Repeat Sales Index	380 (54/65)
Median monthly owner costs	\$3,153 (09/65)
Median owner costs as share of income	27.3% (19/65)

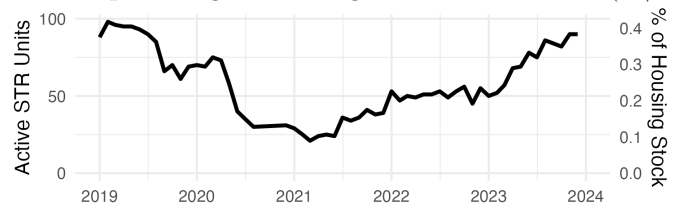


Single-family home transactions in past year	475 (01/65)
Out-of-state buyer share	7.8% (53/65)
Condominium transactions in past year	499 (03/65)
Out-of-state buyer share	7.6% (55/65)



Housing Stock

Number of housing units	23,468 (01/65)
Median age of housing units	27 years (63/65)
New projects permitted over past five years:	
Single-family homes	679 (03/65)
Median processing time	82 days (65/65)
Multi-family developments	30 (08/65)
Median processing time	331 days (27/46)
Active short-term vacation rentals (STRs)	73 (38/65)
STRs as percentage of housing	0.3% (54/65)





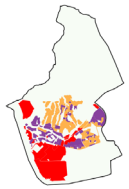
Makakilo 96707



Demographics

	(rank)
Population	49,623 (12/65)
Median household income	\$116,075 (08/65)
College education rate	32.3% (29/65)
Unemployment rate	5.2% (31/65)
Racial shares:	
Asian	28.1% (27/65)
Black	4.4% (03/65)
Hawaiian or Pacific Islander	13.3% (20/65)
White	21.0% (40/65)
Two of more races	31.7% (21/65)
Under 18 population share	26.6% (09/65)
Over 65 population share	11.6% (62/65)

Zoning

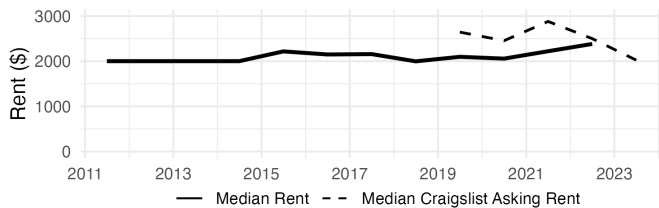


Single-family Multifamily
Business

Residential land (acres)	4,260 (12/65)
Residents per acre of residential land	11.6 (36/65)
Share of residential land zoned multifamily	44.0% (07/65)

Rental Market

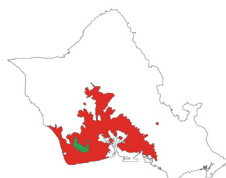
Renter share	27.6% (46/65)
Median rent	\$2,382 (09/65)
Median asking rent (Craigslist)	\$2,023 (34/65)



Median rent paid as share of income	34.1% (21/65)
Rent burdened (>30% of income)	64.0% (09/65)
Severely rent burdened (>50% of income)	26.0% (30/65)

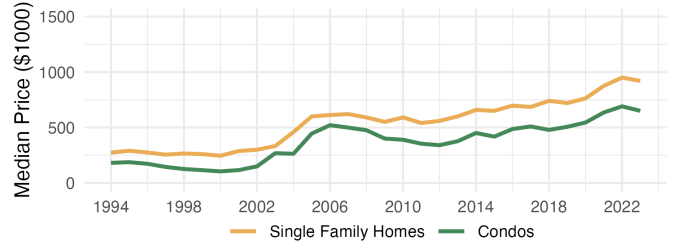
Job Access

Jobs within 30 minutes by...	
Car	211,150 (16/65)
Transit	6,063 (14/65)

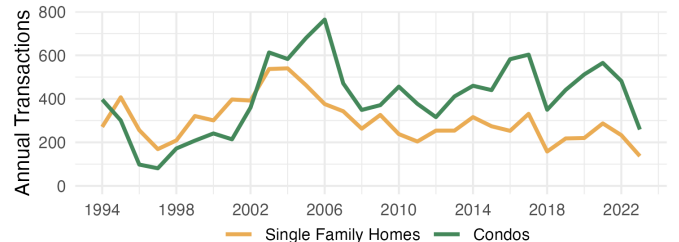


Property Market

Owner-occupier share	72.4% (20/65)
Median single-family price	\$920,000 (36/65)
Median condominium price	\$650,000 (28/58)
UHERO Repeat Sales Index	425 (41/65)
Median monthly owner costs	\$2,988 (18/65)
Median owner costs as share of income	26.5% (22/65)

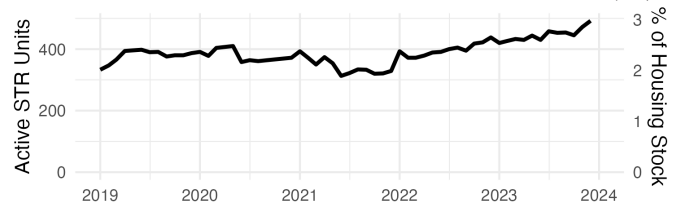


Single-family home transactions in past year	137 (11/65)
Out-of-state buyer share	10.9% (48/65)
Condominium transactions in past year	259 (08/65)
Out-of-state buyer share	13.9% (42/65)



Housing Stock

Number of housing units	16,520 (15/65)
Median age of housing units	25 years (64/65)
New projects permitted over past five years:	
Single-family homes	78 (36/65)
Median processing time	85 days (64/65)
Multi-family developments	10 (18/65)
Median processing time	512 days (11/46)
Active short-term vacation rentals (STRs)	446 (11/65)
STRs as percentage of housing	2.7% (33/65)





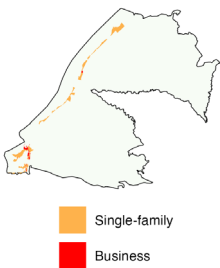
Pūpūkea 96712



Demographics

	(rank)
Population	8,359 (38/65)
Median household income	\$100,039 (18/65)
College education rate	28.6% (42/65)
Unemployment rate	6.1% (22/65)
Racial shares:	
Asian	12.8% (53/65)
Black	0.9% (30/65)
Hawaiian or Pacific Islander	7.4% (43/65)
White	43.7% (11/65)
Two of more races	32.6% (18/65)
Under 18 population share	20.4% (36/65)
Over 65 population share	22.5% (23/65)

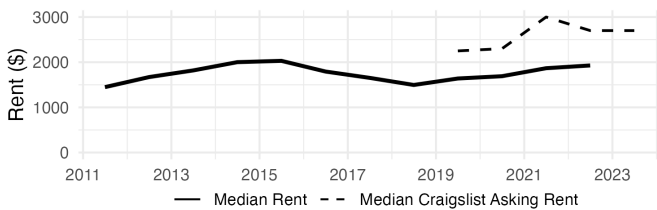
Zoning



Residential land (acres)	456 (51/65)
Residents per acre of residential land	18.3 (21/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	46.9% (12/65)
Median rent	\$1,928 (22/65)
Median asking rent (Craigslist)	\$2,700 (09/65)



Median rent paid as share of income	30.8% (35/65)
Rent burdened (>30% of income)	52.7% (30/65)
Severely rent burdened (>50% of income)	16.1% (55/65)

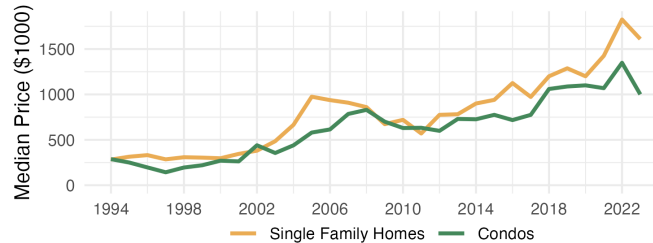
Job Access

Jobs within 30 minutes by...	
Car	3,491 (42/65)
Transit	205 (45/65)

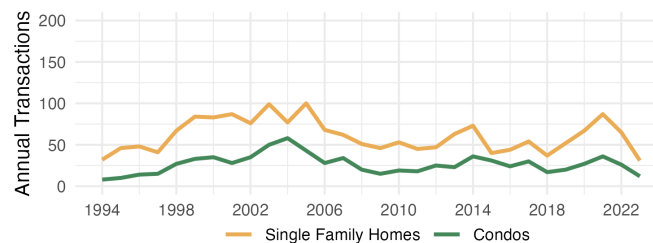


Property Market

Owner-occupier share	53.1% (54/65)
Median single-family price	\$1,610,000 (06/65)
Median condominium price	\$1,000,500 (12/58)
UHERO Repeat Sales Index	583 (10/65)
Median monthly owner costs	\$3,133 (11/65)
Median owner costs as share of income	24.5% (44/65)

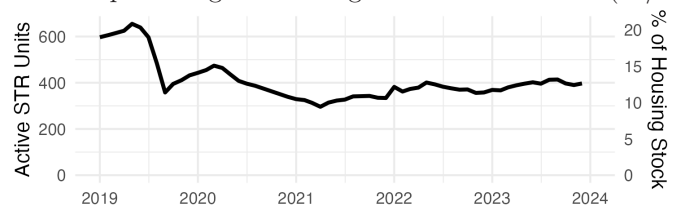


Single-family home transactions in past year	31 (40/65)
Out-of-state buyer share	38.7% (09/65)
Condominium transactions in past year	12 (40/65)
Out-of-state buyer share	16.7% (38/65)



Housing Stock

Number of housing units	3,145 (39/65)
Median age of housing units	51 years (11/65)
New projects permitted over past five years:	
Single-family homes	57 (43/65)
Median processing time	305 days (17/65)
Multi-family developments	4 (32/65)
Median processing time	884 days (02/46)
Active short-term vacation rentals (STRs)	392 (14/65)
STRs as percentage of housing	12.5% (10/65)





Hau'ula 96717



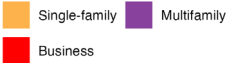
Demographics

	(rank)
Population	4,555 (48/65)
Median household income	\$95,568 (25/65)
College education rate	31.0% (33/65)
Unemployment rate	6.1% (22/65)
Racial shares:	
Asian	7.1% (61/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	23.9% (07/65)
White	31.6% (27/65)
Two of more races	35.9% (13/65)
Under 18 population share	29.5% (03/65)
Over 65 population share	12.5% (60/65)

Zoning

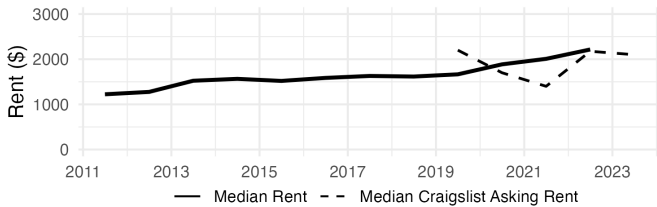


Residential land (acres)	335 (59/65)
Residents per acre of residential land	13.6 (32/65)
Share of residential land zoned multifamily	1.6% (36/65)



Rental Market

Renter share	47.1% (11/65)
Median rent	\$2,215 (12/65)
Median asking rent (Craigslist)	\$2,100 (25/65)



Median rent paid as share of income	35.4% (16/65)
Rent burdened (>30% of income)	71.5% (04/65)
Severely rent burdened (>50% of income)	30.9% (18/65)

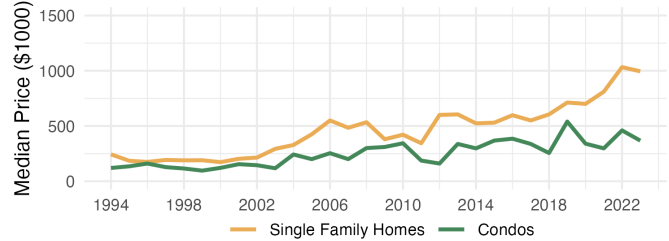
Job Access

Jobs within 30 minutes by...	
Car	3,251 (47/65)
Transit	2,093 (21/65)

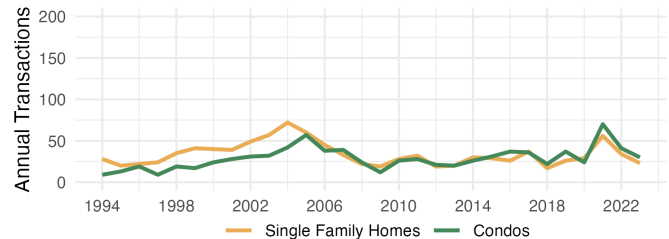


Property Market

Owner-occupier share	52.9% (55/65)
Median single-family price	\$995,000 (26/65)
Median condominium price	\$367,500 (53/58)
UHERO Repeat Sales Index	582 (11/65)
Median monthly owner costs	\$2,994 (17/65)
Median owner costs as share of income	29.3% (14/65)

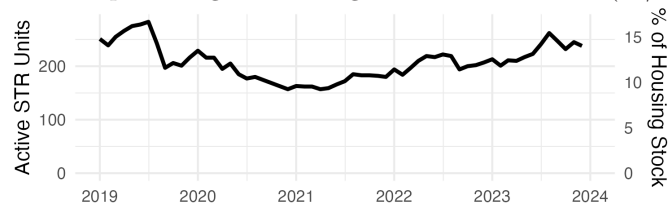


Single-family home transactions in past year	23 (49/65)
Out-of-state buyer share	8.7% (51/65)
Condominium transactions in past year	30 (35/65)
Out-of-state buyer share	60.0% (06/65)



Housing Stock

Number of housing units	1,698 (49/65)
Median age of housing units	48 years (18/65)
New projects permitted over past five years:	
Single-family homes	17 (59/65)
Median processing time	245 days (29/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	228 (21/65)
STRs as percentage of housing	13.4% (09/65)





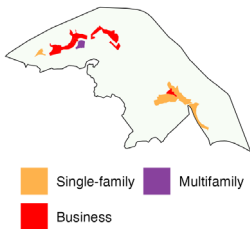
Kahuku 96731



Demographics

	(rank)
Population	2,742 (58/65)
Median household income	\$73,750 (53/65)
College education rate	33.0% (27/65)
Unemployment rate	10.1% (09/65)
Racial shares:	
Asian	14.4% (49/65)
Black	2.2% (08/65)
Hawaiian or Pacific Islander	23.3% (08/65)
White	22.7% (37/65)
Two of more races	37.2% (09/65)
Under 18 population share	32.0% (01/65)
Over 65 population share	14.3% (58/65)

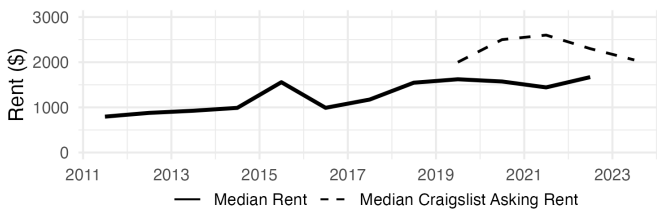
Zoning



Residential land (acres)	341 (57/65)
Residents per acre of residential land	8.0 (39/65)
Share of residential land zoned multifamily	10.4% (23/65)

Rental Market

Renter share	38.3% (21/65)
Median rent	\$1,670 (38/65)
Median asking rent (Craigslist)	\$2,050 (32/65)



Median rent paid as share of income	32.3% (28/65)
Rent burdened (>30% of income)	59.4% (20/65)
Severely rent burdened (>50% of income)	26.6% (27/65)

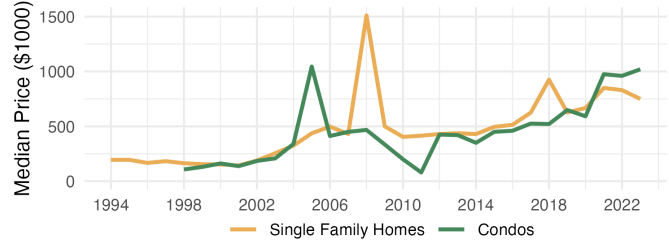
Job Access

Jobs within 30 minutes by...	
Car	3,577 (41/65)
Transit	422 (38/65)

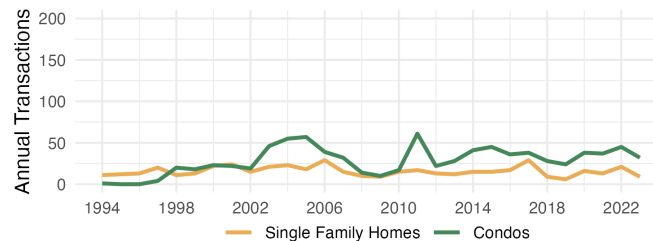


Property Market

Owner-occupier share	61.7% (45/65)
Median single-family price	\$750,000 (46/65)
Median condominium price	\$1,020,000 (11/58)
UHERO Repeat Sales Index	597 (07/65)
Median monthly owner costs	\$3,026 (14/65)
Median owner costs as share of income	31.6% (05/65)

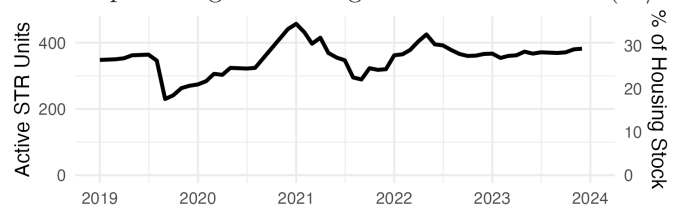


Single-family home transactions in past year	9 (62/65)
Out-of-state buyer share	33.3% (15/65)
Condominium transactions in past year	32 (33/65)
Out-of-state buyer share	31.2% (27/65)



Housing Stock

Number of housing units	1,305 (58/65)
Median age of housing units	47 years (20/65)
New projects permitted over past five years:	
Single-family homes	11 (63/65)
Median processing time	620 days (01/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	369 (16/65)
STRs as percentage of housing	28.3% (04/65)





Kailua 96734



Demographics

	(rank)
Population	51,966 (08/65)
Median household income	\$121,536 (04/65)
College education rate	49.6% (05/65)
Unemployment rate	3.0% (59/65)
Racial shares:	
Asian	18.5% (41/65)
Black	1.4% (16/65)
Hawaiian or Pacific Islander	4.3% (56/65)
White	47.3% (07/65)
Two of more races	25.8% (35/65)
Under 18 population share	23.0% (21/65)
Over 65 population share	16.9% (54/65)

Zoning

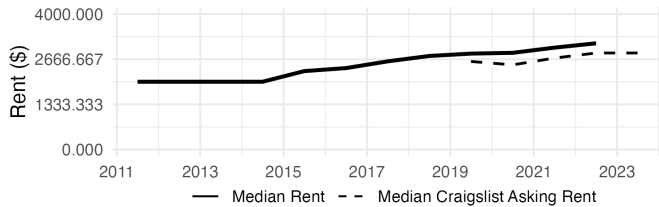


Single-family Multifamily
Business

Residential land (acres)	3,290 (17/65)
Residents per acre of residential land	15.8 (26/65)
Share of residential land zoned multifamily	1.8% (35/65)

Rental Market

Renter share	37.5% (26/65)
Median rent	\$3,136 (02/65)
Median asking rent (Craigslist)	\$2,850 (06/65)



Median rent paid as share of income	39.2% (08/65)
Rent burdened (>30% of income)	67.5% (08/65)
Severely rent burdened (>50% of income)	35.9% (09/65)

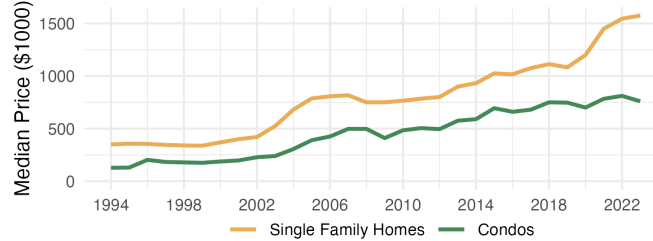
Job Access

Jobs within 30 minutes by...	
Car	50,584 (20/65)
Transit	1,250 (28/65)

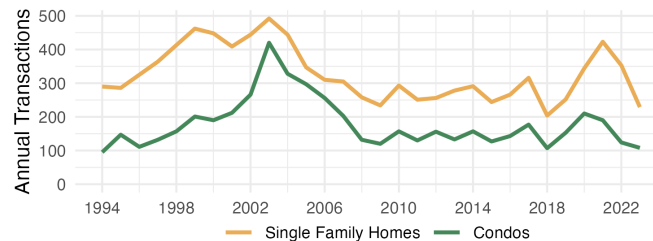


Property Market

Owner-occupier share	62.5% (40/65)
Median single-family price	\$1,575,000 (08/65)
Median condominium price	\$759,500 (22/58)
UHERO Repeat Sales Index	489 (25/65)
Median monthly owner costs	\$3,813 (02/65)
Median owner costs as share of income	25.9% (29/65)

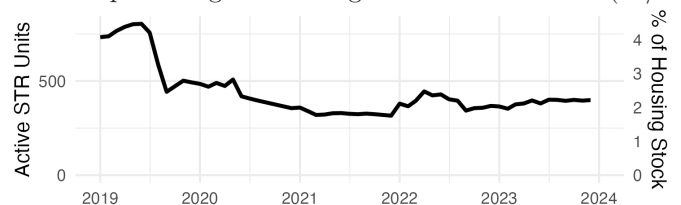


Single-family home transactions in past year ...	229 (06/65)
Out-of-state buyer share	16.6% (41/65)
Condominium transactions in past year	108 (20/65)
Out-of-state buyer share	17.6% (37/65)



Housing Stock

Number of housing units	18,012 (13/65)
Median age of housing units	54 years (05/65)
New projects permitted over past five years:	
Single-family homes	122 (26/65)
Median processing time	236 days (33/65)
Multi-family developments	10 (18/65)
Median processing time	224 days (42/46)
Active short-term vacation rentals (STRs)	387 (15/65)
STRs as percentage of housing	2.1% (39/65)





Kāneʻohe 96744



Demographics

	(rank)
Population	55,888 (04/65)
Median household income	\$124,247 (03/65)
College education rate	39.6% (12/65)
Unemployment rate	3.8% (45/65)
Racial shares:	
Asian	35.7% (23/65)
Black	0.4% (42/65)
Hawaiian or Pacific Islander	9.4% (32/65)
White	19.0% (44/65)
Two of more races	33.9% (15/65)
Under 18 population share	19.5% (41/65)
Over 65 population share	23.0% (21/65)

Zoning

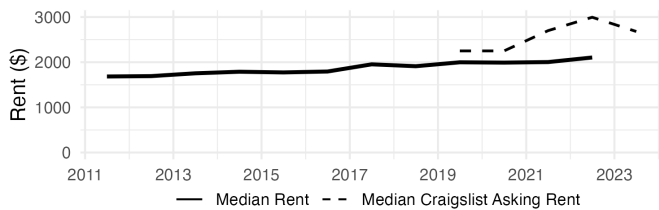


Residential land (acres)	3,457 (16/65)
Residents per acre of residential land	16.2 (25/65)
Share of residential land zoned multifamily	4.8% (29/65)



Rental Market

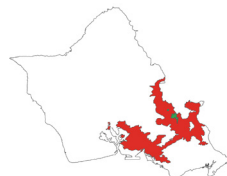
Renter share	23.5% (52/65)
Median rent	\$2,104 (16/65)
Median asking rent (Craigslist)	\$2,680 (11/65)



Median rent paid as share of income	31.0% (33/65)
Rent burdened (>30% of income)	52.4% (34/65)
Severely rent burdened (>50% of income)	23.3% (40/65)

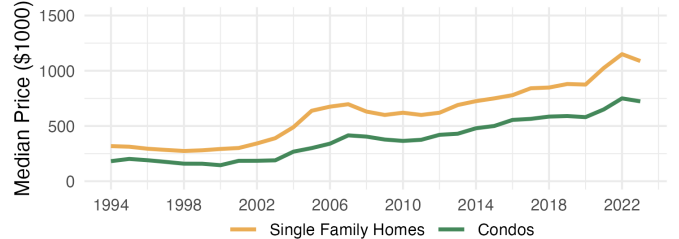
Job Access

Jobs within 30 minutes by...	
Car	258,879 (15/65)
Transit	5,675 (15/65)

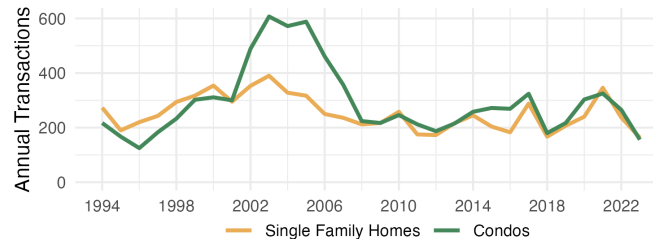


Property Market

Owner-occupier share	76.5% (14/65)
Median single-family price	\$1,088,000 (20/65)
Median condominium price	\$723,000 (23/58)
UHERO Repeat Sales Index	425 (42/65)
Median monthly owner costs	\$3,175 (07/65)
Median owner costs as share of income	25.9% (29/65)

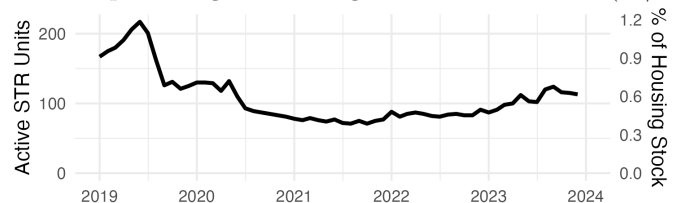


Single-family home transactions in past year	163 (08/65)
Out-of-state buyer share	8.0% (52/65)
Condominium transactions in past year	156 (15/65)
Out-of-state buyer share	9.6% (49/65)



Housing Stock

Number of housing units	18,354 (12/65)
Median age of housing units	51 years (11/65)
New projects permitted over past five years:	
Single-family homes	143 (20/65)
Median processing time	267 days (23/65)
Multi-family developments	11 (15/65)
Median processing time	315 days (28/46)
Active short-term vacation rentals (STRs)	107 (32/65)
STRs as percentage of housing	0.6% (50/65)





Lā'ie 96762



Demographics

	(rank)
Population	5,774 (44/65)
Median household income	\$108,750 (11/65)
College education rate	38.5% (14/65)
Unemployment rate	8.4% (13/65)
Racial shares:	
Asian	10.4% (55/65)
Black	0.3% (46/65)
Hawaiian or Pacific Islander	29.7% (05/65)
White	29.8% (29/65)
Two of more races	27.8% (32/65)
Under 18 population share	23.8% (17/65)
Over 65 population share	7.2% (65/65)

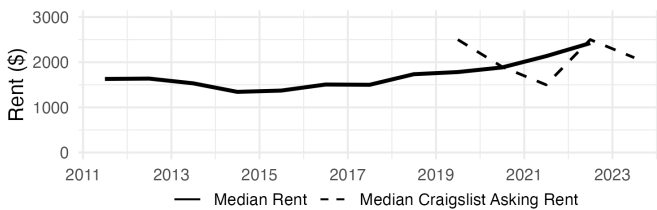
Zoning



Residential land (acres)	374 (55/65)
Residents per acre of residential land	15.5 (28/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

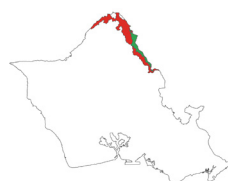
Renter share	62.0% (04/65)
Median rent	\$2,422 (07/65)
Median asking rent (Craigslist)	\$2,100 (25/65)



Median rent paid as share of income	31.6% (30/65)
Rent burdened (>30% of income)	52.7% (30/65)
Severely rent burdened (>50% of income)	31.2% (17/65)

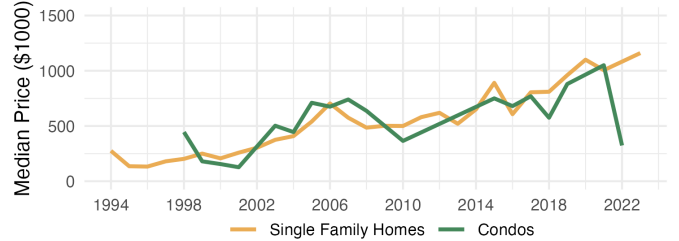
Job Access

Jobs within 30 minutes by...	
Car	3,316 (45/65)
Transit	2,093 (21/65)

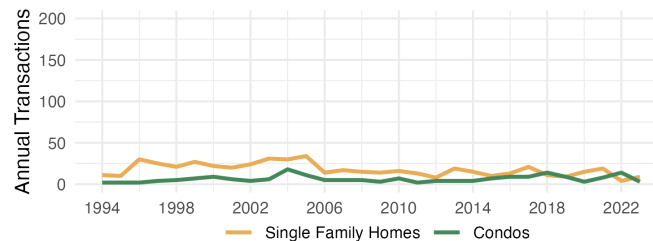


Property Market

Owner-occupier share	38.0% (62/65)
Median single-family price	\$1,160,000 (17/65)
Median condominium price	\$1,100,000 (10/58)
UHERO Repeat Sales Index	450 (34/65)
Median monthly owner costs	\$3,450 (04/65)
Median owner costs as share of income	30.5% (09/65)

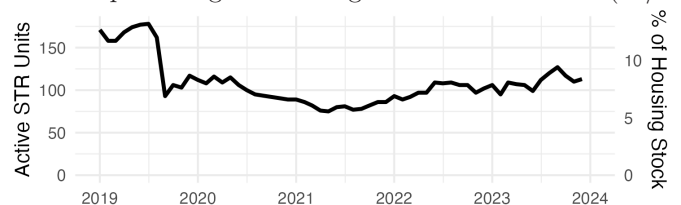


Single-family home transactions in past year	9 (62/65)
Out-of-state buyer share	33.3% (15/65)
Condominium transactions in past year	3 (49/65)
Out-of-state buyer share	33.3% (23/65)



Housing Stock

Number of housing units	1,351 (54/65)
Median age of housing units	49 years (15/65)
New projects permitted over past five years:	
Single-family homes	20 (56/65)
Median processing time	324 days (11/65)
Multi-family developments	14 (12/65)
Median processing time	248 days (37/46)
Active short-term vacation rentals (STRs)	110 (30/65)
STRs as percentage of housing	8.1% (14/65)





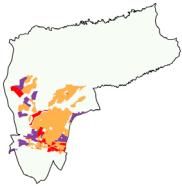
Pearl City 96782



Demographics

	(rank)
Population	38,674 (17/65)
Median household income	\$105,142 (15/65)
College education rate	30.5% (34/65)
Unemployment rate	2.6% (62/65)
Racial shares:	
Asian	51.6% (09/65)
Black	1.8% (12/65)
Hawaiian or Pacific Islander	7.5% (40/65)
White	10.7% (60/65)
Two of more races	25.6% (36/65)
Under 18 population share	19.1% (45/65)
Over 65 population share	23.7% (16/65)

Zoning

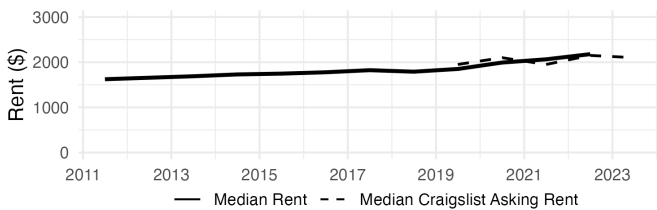


Residential land (acres)	2,759 (23/65)
Residents per acre of residential land	14.0 (31/65)
Share of residential land zoned multifamily	20.8% (12/65)



Rental Market

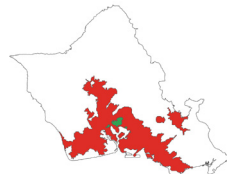
Renter share	33.2% (34/65)
Median rent	\$2,178 (13/65)
Median asking rent (Craigslist)	\$2,100 (25/65)



Median rent paid as share of income	33.0% (25/65)
Rent burdened (>30% of income)	55.2% (26/65)
Severely rent burdened (>50% of income)	23.6% (38/65)

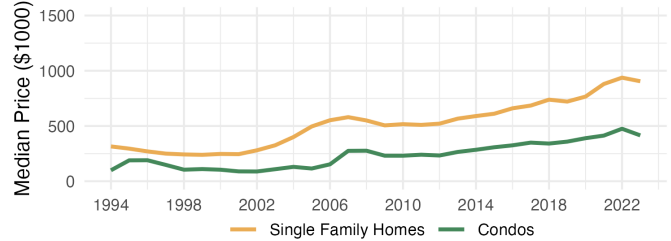
Job Access

Jobs within 30 minutes by...	
Car	368,603 (02/65)
Transit	11,687 (08/65)

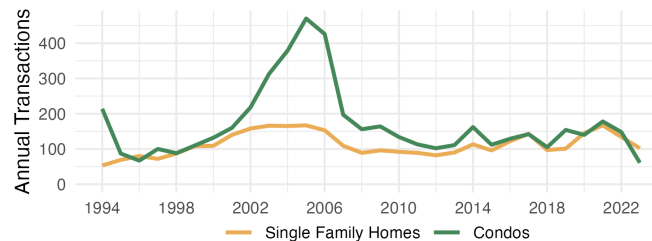


Property Market

Owner-occupier share	66.8% (32/65)
Median single-family price	\$905,000 (39/65)
Median condominium price	\$415,000 (48/58)
UHERO Repeat Sales Index	540 (16/65)
Median monthly owner costs	\$2,643 (35/65)
Median owner costs as share of income	23.5% (51/65)

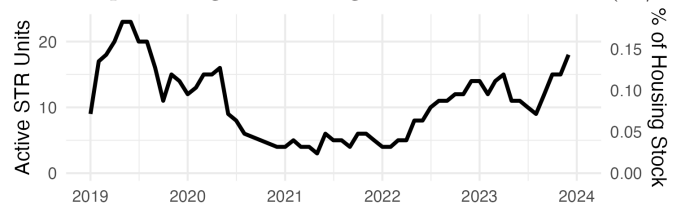


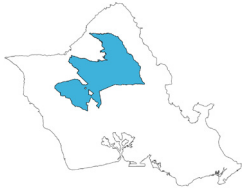
Single-family home transactions in past year	102 (16/65)
Out-of-state buyer share	2.9% (60/65)
Condominium transactions in past year	61 (27/65)
Out-of-state buyer share	8.2% (52/65)



Housing Stock

Number of housing units	12,572 (22/65)
Median age of housing units	52 years (08/65)
New projects permitted over past five years:	
Single-family homes	54 (44/65)
Median processing time	234 days (34/65)
Multi-family developments	8 (25/65)
Median processing time	258 days (36/46)
Active short-term vacation rentals (STRs)	13 (58/65)
STRs as percentage of housing	0.1% (60/65)





Wahiawā 96786



Demographics

	(rank)
Population	42,778 (14/65)
Median household income	\$77,287 (48/65)
College education rate	24.0% (53/65)
Unemployment rate	3.7% (47/65)
Racial shares:	
Asian	25.6% (31/65)
Black	10.7% (01/65)
Hawaiian or Pacific Islander	6.9% (49/65)
White	32.2% (26/65)
Two of more races	22.3% (47/65)
Under 18 population share	29.5% (03/65)
Over 65 population share	10.7% (64/65)

Zoning

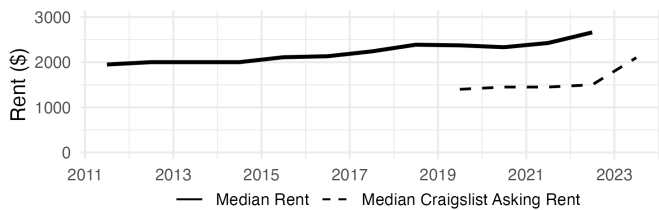


Residential land (acres)	1,173 (38/65)
Residents per acre of residential land	36.5 (07/65)
Share of residential land zoned multifamily	6.1% (25/65)



Rental Market

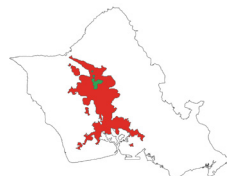
Renter share	72.0% (01/65)
Median rent	\$2,660 (05/65)
Median asking rent (Craigslist)	\$2,100 (25/65)



Median rent paid as share of income	44.8% (04/65)
Rent burdened (>30% of income)	74.0% (03/65)
Severely rent burdened (>50% of income)	41.8% (05/65)

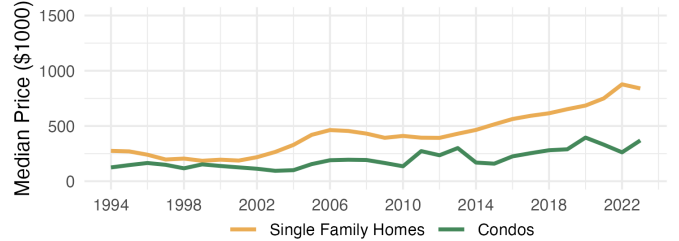
Job Access

Jobs within 30 minutes by...	
Car	67,743 (19/65)
Transit	1,991 (23/65)

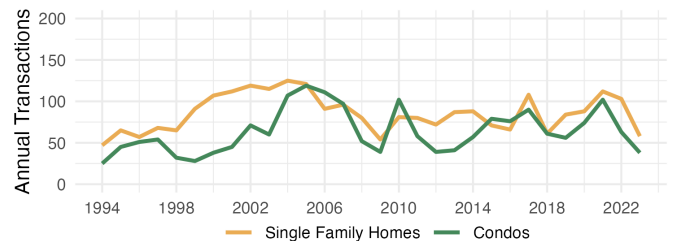


Property Market

Owner-occupier share	28.0% (65/65)
Median single-family price	\$840,000 (43/65)
Median condominium price	\$369,250 (52/58)
UHERO Repeat Sales Index	503 (22/65)
Median monthly owner costs	\$2,613 (38/65)
Median owner costs as share of income	23.5% (51/65)

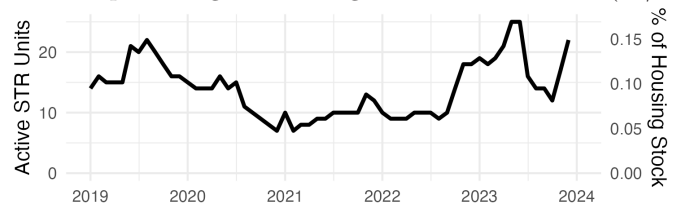


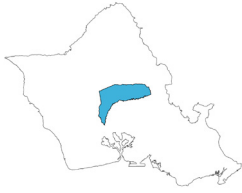
Single-family home transactions in past year	58 (34/65)
Out-of-state buyer share	5.2% (59/65)
Condominium transactions in past year	38 (31/65)
Out-of-state buyer share	5.3% (56/65)



Housing Stock

Number of housing units	14,776 (18/65)
Median age of housing units	46 years (26/65)
New projects permitted over past five years:	
Single-family homes	59 (40/65)
Median processing time	296 days (19/65)
Multi-family developments	11 (15/65)
Median processing time	281 days (34/46)
Active short-term vacation rentals (STRs)	18 (56/65)
STRs as percentage of housing	0.1% (60/65)





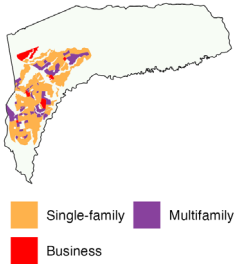
Mililani 96789



Demographics

	(rank)
Population	54,362 (06/65)
Median household income	\$119,475 (05/65)
College education rate	42.8% (11/65)
Unemployment rate	2.7% (61/65)
Racial shares:	
Asian	49.0% (13/65)
Black	2.8% (05/65)
Hawaiian or Pacific Islander	4.9% (54/65)
White	12.8% (54/65)
Two of more races	29.2% (29/65)
Under 18 population share	21.0% (35/65)
Over 65 population share	18.7% (47/65)

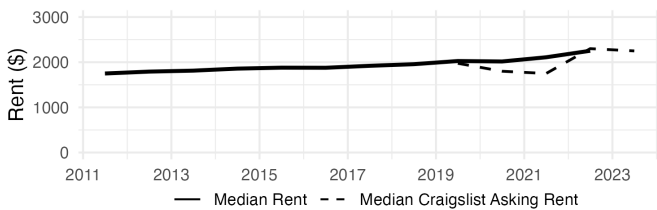
Zoning



Residential land (acres)	3,011 (21/65)
Residents per acre of residential land	18.1 (22/65)
Share of residential land zoned multifamily	22.8% (11/65)

Rental Market

Renter share	20.5% (57/65)
Median rent	\$2,253 (11/65)
Median asking rent (Craigslist)	\$2,250 (22/65)



Median rent paid as share of income	33.7% (22/65)
Rent burdened (>30% of income)	59.6% (19/65)
Severely rent burdened (>50% of income)	27.6% (25/65)

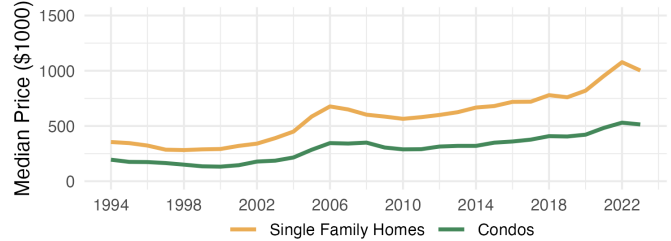
Job Access

Jobs within 30 minutes by...	
Car	266,675 (14/65)
Transit	5,497 (16/65)

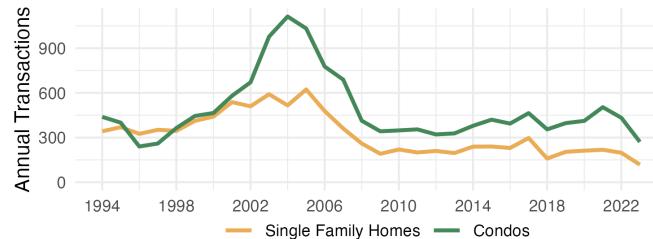


Property Market

Owner-occupier share	79.5% (09/65)
Median single-family price	\$1,002,500 (22/65)
Median condominium price	\$513,966 (40/58)
UHERO Repeat Sales Index	431 (40/65)
Median monthly owner costs	\$2,930 (20/65)
Median owner costs as share of income	26.2% (26/65)

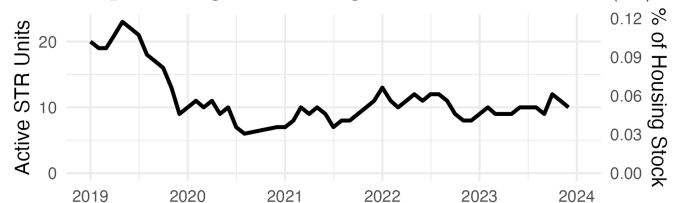


Single-family home transactions in past year	118 (14/65)
Out-of-state buyer share	5.9% (57/65)
Condominium transactions in past year	271 (07/65)
Out-of-state buyer share	8.1% (53/65)



Housing Stock

Number of housing units	19,577 (09/65)
Median age of housing units	39 years (43/65)
New projects permitted over past five years:	
Single-family homes	9 (64/65)
Median processing time	197 days (42/65)
Multi-family developments	2 (36/65)
Median processing time	1,109 days (01/46)
Active short-term vacation rentals (STRs)	10 (60/65)
STRs as percentage of housing	0.1% (60/65)





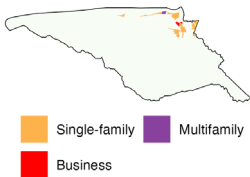
Waialua 96791



Demographics

	(rank)
Population	6,419 (41/65)
Median household income	\$91,299 (30/65)
College education rate	30.4% (36/65)
Unemployment rate	3.6% (49/65)
Racial shares:	
Asian	32.2% (25/65)
Black	0.6% (38/65)
Hawaiian or Pacific Islander	6.2% (52/65)
White	34.9% (23/65)
Two of more races	23.7% (41/65)
Under 18 population share	15.4% (56/65)
Over 65 population share	23.3% (18/65)

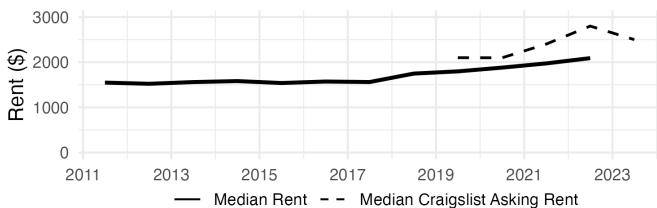
Zoning



Residential land (acres)	433 (53/65)
Residents per acre of residential land	14.8 (29/65)
Share of residential land zoned multifamily	5.7% (26/65)

Rental Market

Renter share	37.9% (23/65)
Median rent	\$2,090 (17/65)
Median asking rent (Craigslist)	\$2,500 (16/65)



Median rent paid as share of income	34.6% (20/65)
Rent burdened (>30% of income)	60.8% (15/65)
Severely rent burdened (>50% of income)	28.1% (23/65)

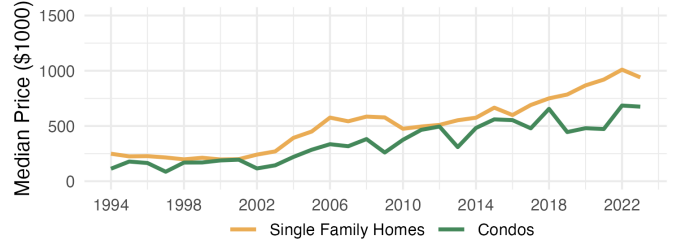
Job Access

Jobs within 30 minutes by...	
Car	3,298 (46/65)
Transit	87 (56/65)

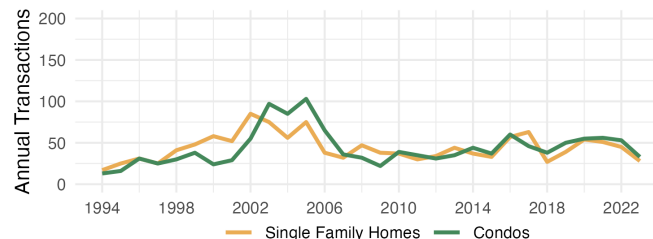


Property Market

Owner-occupier share	62.1% (43/65)
Median single-family price	\$940,000 (35/65)
Median condominium price	\$675,000 (27/58)
UHERO Repeat Sales Index	625 (04/65)
Median monthly owner costs	\$2,863 (22/65)
Median owner costs as share of income	29.7% (12/65)



Single-family home transactions in past year	28 (43/65)
Out-of-state buyer share	14.3% (44/65)
Condominium transactions in past year	33 (32/65)
Out-of-state buyer share	15.2% (40/65)



Housing Stock

Number of housing units	2,714 (42/65)
Median age of housing units	51 years (11/65)
New projects permitted over past five years:	
Single-family homes	26 (54/65)
Median processing time	338 days (07/65)
Multi-family developments	3 (34/65)
Median processing time	281 days (34/46)
Active short-term vacation rentals (STRs)	132 (26/65)
STRs as percentage of housing	4.9% (23/65)





Wai'anae 96792



Demographics

	(rank)
Population	51,367 (09/65)
Median household income	\$79,575 (47/65)
College education rate	15.7% (61/65)
Unemployment rate	10.6% (07/65)
Racial shares:	
Asian	9.5% (57/65)
Black	2.3% (07/65)
Hawaiian or Pacific Islander	44.7% (02/65)
White	9.5% (62/65)
Two of more races	32.0% (20/65)
Under 18 population share	31.3% (02/65)
Over 65 population share	13.0% (59/65)

Zoning

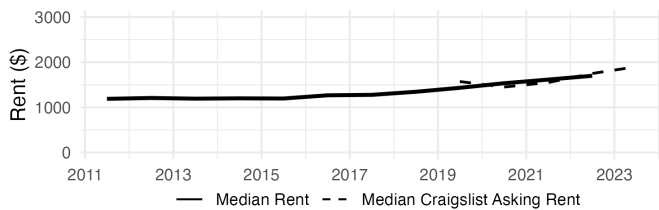


Residential land (acres)	2,350 (25/65)
Residents per acre of residential land	21.9 (17/65)
Share of residential land zoned multifamily	3.3% (32/65)



Rental Market

Renter share	40.6% (18/65)
Median rent	\$1,699 (36/65)
Median asking rent (Craigslist)	\$1,900 (45/65)



Median rent paid as share of income	38.0% (11/65)
Rent burdened (>30% of income)	61.8% (13/65)
Severely rent burdened (>50% of income)	37.3% (08/65)

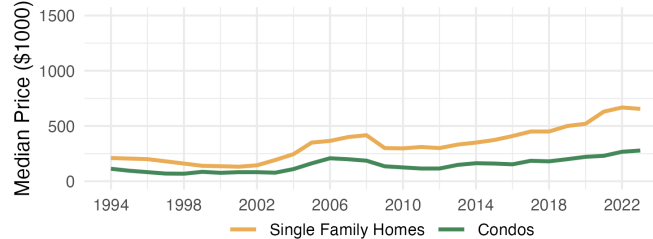
Job Access

Jobs within 30 minutes by...	
Car	6,251 (36/65)
Transit	2,251 (20/65)

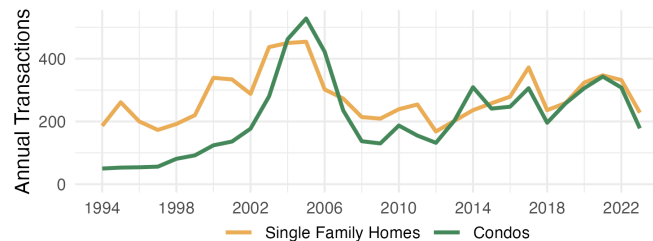


Property Market

Owner-occupier share	59.4% (48/65)
Median single-family price	\$655,000 (52/65)
Median condominium price	\$278,000 (56/58)
UHERO Repeat Sales Index	489 (24/65)
Median monthly owner costs	\$2,240 (48/65)
Median owner costs as share of income	25.8% (32/65)

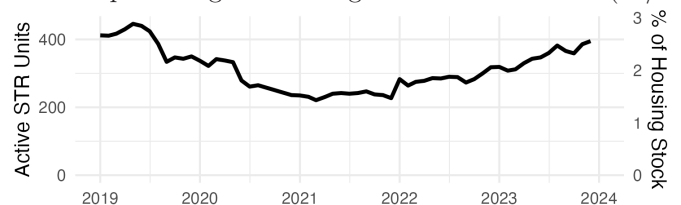


Single-family home transactions in past year	228 (07/65)
Out-of-state buyer share	9.2% (50/65)
Condominium transactions in past year	178 (13/65)
Out-of-state buyer share	24.2% (34/65)



Housing Stock

Number of housing units	15,457 (16/65)
Median age of housing units	47 years (20/65)
New projects permitted over past five years:	
Single-family homes	204 (16/65)
Median processing time	316 days (14/65)
Multi-family developments	11 (15/65)
Median processing time	513 days (10/46)
Active short-term vacation rentals (STRs)	351 (18/65)
STRs as percentage of housing	2.3% (38/65)





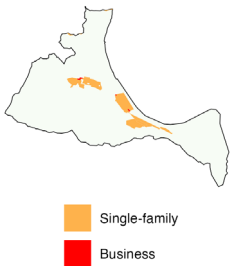
Waimānalo 96795



Demographics

	(rank)
Population	10,307 (35/65)
Median household income	\$117,734 (07/65)
College education rate	21.1% (58/65)
Unemployment rate	4.3% (39/65)
Racial shares:	
Asian	9.6% (56/65)
Black	0.1% (51/65)
Hawaiian or Pacific Islander	32.7% (04/65)
White	9.8% (61/65)
Two of more races	46.7% (01/65)
Under 18 population share	26.0% (11/65)
Over 65 population share	19.0% (43/65)

Zoning

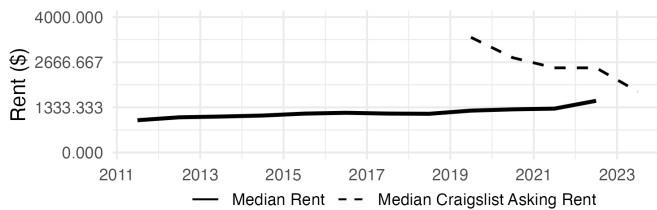


Residential land (acres)	440 (52/65)
Residents per acre of residential land	23.4 (14/65)
Share of residential land zoned multifamily	0.0% (43/65)

Single-family
Business

Rental Market

Renter share	21.5% (56/65)
Median rent	\$1,527 (46/65)
Median asking rent (Craigslist)	\$1,800 (53/65)



Median rent paid as share of income	24.3% (61/65)
Rent burdened (>30% of income)	36.3% (62/65)
Severely rent burdened (>50% of income)	16.7% (53/65)

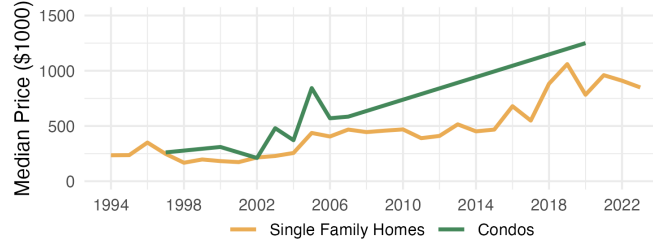
Job Access

Jobs within 30 minutes by...	
Car	20,196 (28/65)
Transit	97 (53/65)

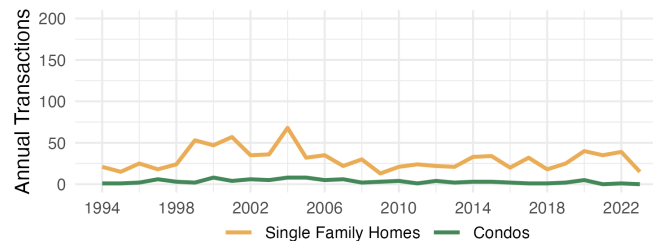


Property Market

Owner-occupier share	78.5% (10/65)
Median single-family price	\$849,000 (42/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	506 (20/65)
Median monthly owner costs	\$2,371 (44/65)
Median owner costs as share of income	23.6% (50/65)

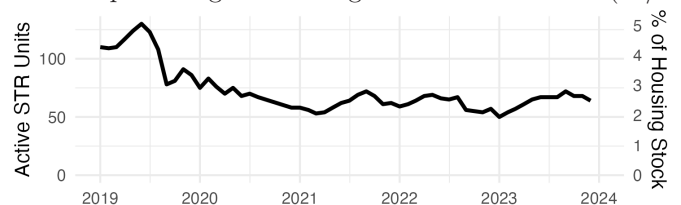


Single-family home transactions in past year	15 (55/65)
Out-of-state buyer share	13.3% (46/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	2,577 (43/65)
Median age of housing units	49 years (15/65)
New projects permitted over past five years:	
Single-family homes	50 (47/65)
Median processing time	260 days (24/65)
Multi-family developments	1 (41/65)
Median processing time	248 days (38/46)
Active short-term vacation rentals (STRs)	63 (39/65)
STRs as percentage of housing	2.5% (36/65)





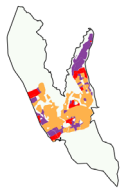
Waipahu 96797



Demographics

	(rank)
Population	72,605 (02/65)
Median household income	\$104,590 (16/65)
College education rate	24.4% (51/65)
Unemployment rate	4.1% (42/65)
Racial shares:	
Asian	62.7% (02/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	10.6% (27/65)
White	6.2% (65/65)
Two of more races	18.4% (61/65)
Under 18 population share	20.0% (38/65)
Over 65 population share	20.0% (40/65)

Zoning

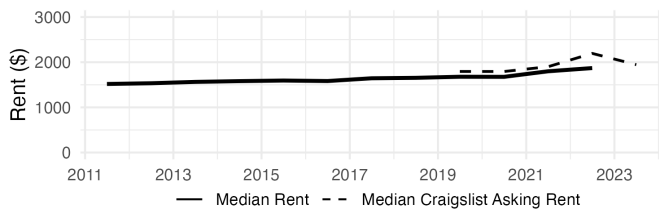


Residential land (acres)	3,503 (15/65)
Residents per acre of residential land	20.7 (18/65)
Share of residential land zoned multifamily	31.2% (10/65)



Rental Market

Renter share	32.3% (35/65)
Median rent	\$1,870 (26/65)
Median asking rent (Craigslist)	\$1,945 (40/65)



Median rent paid as share of income	32.5% (26/65)
Rent burdened (>30% of income)	56.1% (24/65)
Severely rent burdened (>50% of income)	25.3% (34/65)

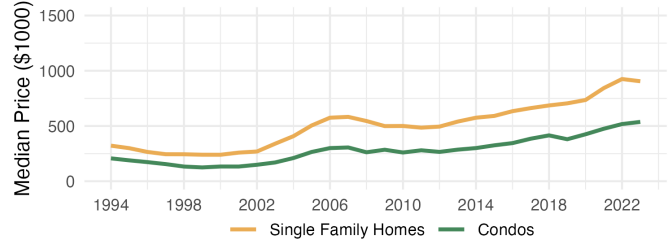
Job Access

Jobs within 30 minutes by...	
Car	359,162 (04/65)
Transit	10,602 (12/65)

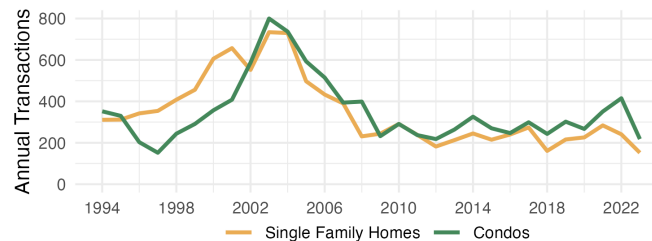


Property Market

Owner-occupier share	67.7% (30/65)
Median single-family price	\$905,000 (39/65)
Median condominium price	\$537,000 (38/58)
UHERO Repeat Sales Index	403 (49/65)
Median monthly owner costs	\$2,635 (36/65)
Median owner costs as share of income	24.0% (49/65)

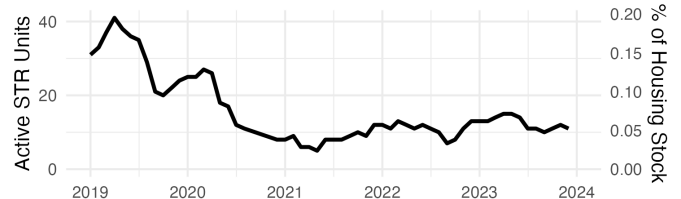


Single-family home transactions in past year	152 (10/65)
Out-of-state buyer share	2.6% (61/65)
Condominium transactions in past year	218 (10/65)
Out-of-state buyer share	4.6% (57/65)



Housing Stock

Number of housing units	21,010 (04/65)
Median age of housing units	41 years (36/65)
New projects permitted over past five years:	
Single-family homes	52 (45/65)
Median processing time	232 days (35/65)
Multi-family developments	31 (07/65)
Median processing time	427 days (18/46)
Active short-term vacation rentals (STRs)	12 (59/65)
STRs as percentage of housing	0.1% (60/65)





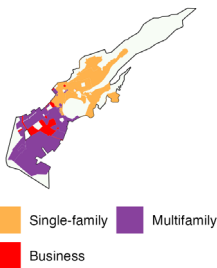
Downtown Honolulu, Pauoa, etc. 96813



Demographics

	(rank)
Population	25,957 (23/65)
Median household income	\$86,355 (40/65)
College education rate	45.2% (09/65)
Unemployment rate	4.2% (40/65)
Racial shares:	
Asian	46.7% (15/65)
Black	2.8% (05/65)
Hawaiian or Pacific Islander	10.7% (26/65)
White	15.8% (48/65)
Two of more races	22.2% (49/65)
Under 18 population share	14.0% (61/65)
Over 65 population share	19.5% (42/65)

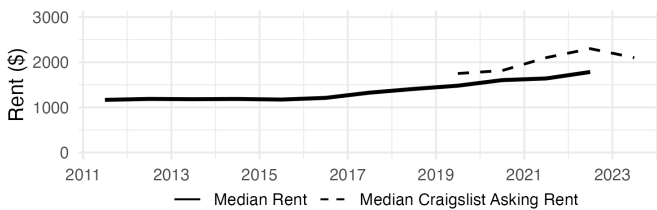
Zoning



Residential land (acres)	1,258 (37/65)
Residents per acre of residential land	20.6 (19/65)
Share of residential land zoned multifamily	55.4% (04/65)

Rental Market

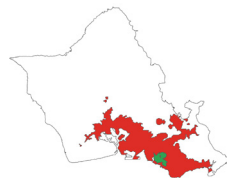
Renter share	46.4% (13/65)
Median rent	\$1,783 (30/65)
Median asking rent (Craigslist)	\$2,100 (25/65)



Median rent paid as share of income	35.1% (17/65)
Rent burdened (>30% of income)	59.9% (17/65)
Severely rent burdened (>50% of income)	30.8% (19/65)

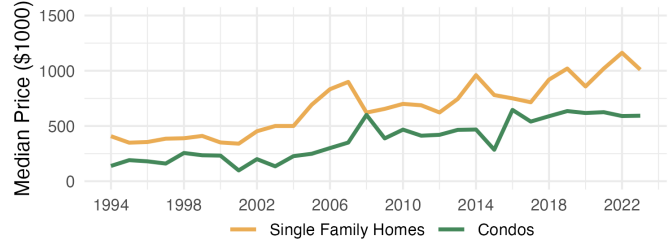
Job Access

Jobs within 30 minutes by...	
Car	347,273 (06/65)
Transit	145,729 (03/65)

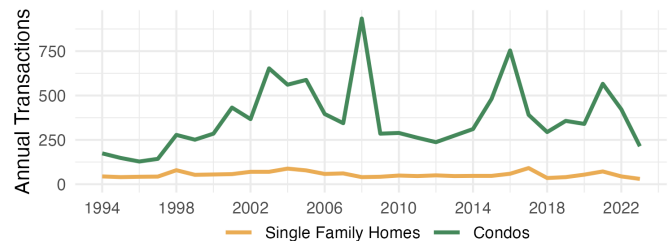


Property Market

Owner-occupier share	53.6% (53/65)
Median single-family price	\$1,010,000 (21/65)
Median condominium price	\$593,000 (33/58)
UHERO Repeat Sales Index	232 (65/65)
Median monthly owner costs	\$2,907 (21/65)
Median owner costs as share of income	26.5% (22/65)

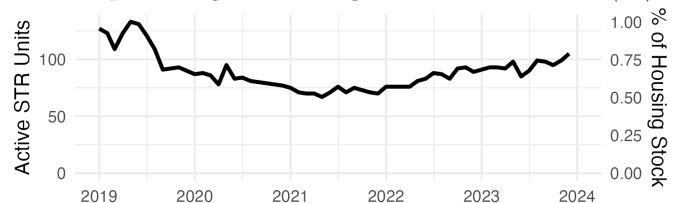


Single-family home transactions in past year	30 (42/65)
Out-of-state buyer share	16.7% (40/65)
Condominium transactions in past year	214 (11/65)
Out-of-state buyer share	11.2% (45/65)



Housing Stock

Number of housing units	13,295 (20/65)
Median age of housing units	39 years (43/65)
New projects permitted over past five years:	
Single-family homes	43 (50/65)
Median processing time	249 days (28/65)
Multi-family developments	5 (29/65)
Median processing time	629 days (05/46)
Active short-term vacation rentals (STRs)	95 (34/65)
STRs as percentage of housing	0.7% (49/65)





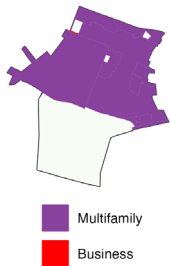
Ala Moana, Ward, etc. 96814



Demographics

	(rank)
Population	22,723 (26/65)
Median household income	\$74,221 (52/65)
College education rate	46.7% (06/65)
Unemployment rate	4.7% (35/65)
Racial shares:	
Asian	62.9% (01/65)
Black	0.9% (30/65)
Hawaiian or Pacific Islander	4.6% (55/65)
White	14.5% (50/65)
Two of more races	15.7% (63/65)
Under 18 population share	12.3% (63/65)
Over 65 population share	21.4% (32/65)

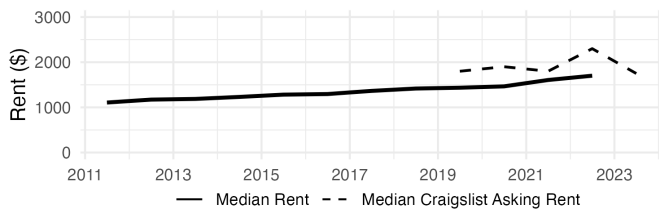
Zoning



Residential land (acres)	660 (44/65)
Residents per acre of residential land	34.4 (08/65)
Share of residential land zoned multifamily	100.0% (01/65)

Rental Market

Renter share	53.3% (08/65)
Median rent	\$1,701 (35/65)
Median asking rent (Craigslist)	\$1,750 (55/65)



Median rent paid as share of income	29.0% (43/65)
Rent burdened (>30% of income)	47.7% (45/65)
Severely rent burdened (>50% of income)	25.4% (33/65)

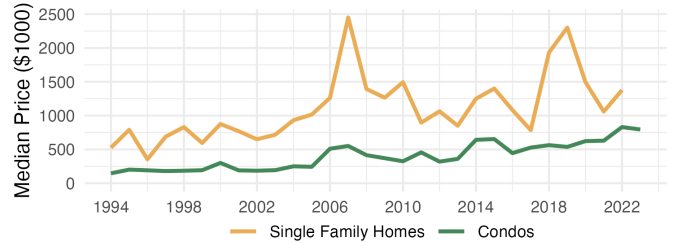
Job Access

Jobs within 30 minutes by...	
Car	335,423 (10/65)
Transit	200,380 (01/65)

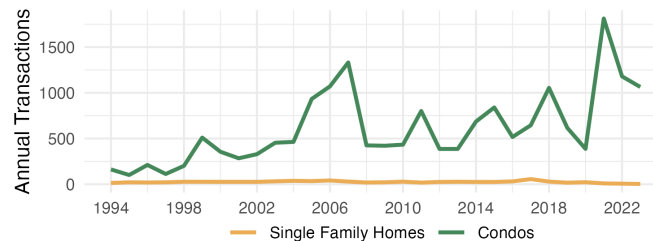


Property Market

Owner-occupier share	46.7% (58/65)
Median single-family price	\$978,437 (30/65)
Median condominium price	\$794,725 (19/58)
UHERO Repeat Sales Index	261 (63/65)
Median monthly owner costs	\$2,632 (37/65)
Median owner costs as share of income	27.0% (21/65)

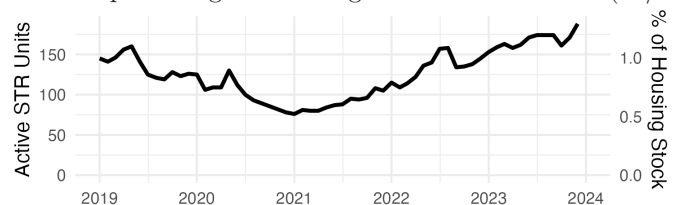


Single-family home transactions in past year	3 (65/65)
Out-of-state buyer share	0.0% (63/65)
Condominium transactions in past year	1,064 (01/65)
Out-of-state buyer share	17.7% (36/65)



Housing Stock

Number of housing units	14,611 (19/65)
Median age of housing units	39 years (43/65)
New projects permitted over past five years:	
Single-family homes	3 (65/65)
Median processing time	176 days (46/65)
Multi-family developments	10 (18/65)
Median processing time	780 days (04/46)
Active short-term vacation rentals (STRs)	167 (24/65)
STRs as percentage of housing	1.1% (42/65)





Waikīkī, Kapahulu, etc. 96815

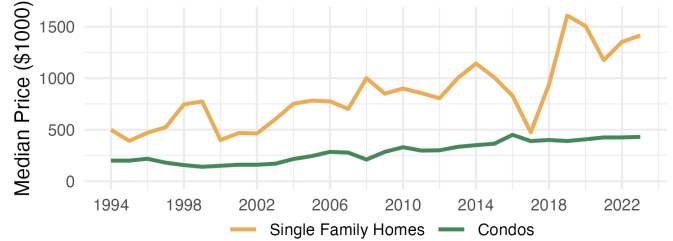


Demographics

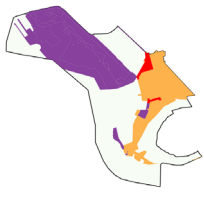
	(rank)
Population	27,010 (22/65)
Median household income	\$72,317 (56/65)
College education rate	46.6% (08/65)
Unemployment rate	5.7% (27/65)
Racial shares:	
Asian	41.0% (19/65)
Black	1.5% (14/65)
Hawaiian or Pacific Islander	3.7% (58/65)
White	38.7% (15/65)
Two of more races	14.0% (64/65)
Under 18 population share	10.5% (65/65)
Over 65 population share	23.7% (16/65)

Property Market

Owner-occupier share	45.2% (59/65)
Median single-family price	\$1,415,000 (11/65)
Median condominium price	\$430,000 (45/58)
UHERO Repeat Sales Index	314 (61/65)
Median monthly owner costs	\$2,705 (31/65)
Median owner costs as share of income	27.6% (17/65)



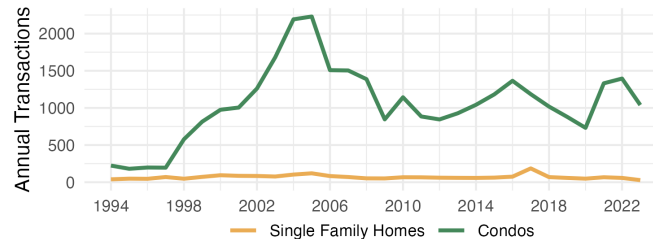
Zoning



Residential land (acres)	938 (42/65)
Residents per acre of residential land	28.8 (11/65)
Share of residential land zoned multifamily	66.2% (03/65)

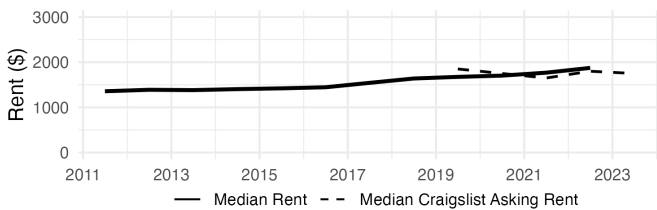


Single-family home transactions in past year	28 (43/65)
Out-of-state buyer share	21.4% (33/65)
Condominium transactions in past year	1,039 (02/65)
Out-of-state buyer share	33.9% (22/65)



Rental Market

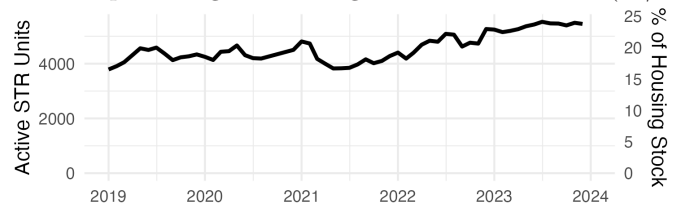
Renter share	54.8% (07/65)
Median rent	\$1,874 (25/65)
Median asking rent (Craigslist)	\$1,750 (55/65)



Median rent paid as share of income	36.9% (13/65)
Rent burdened (>30% of income)	61.6% (14/65)
Severely rent burdened (>50% of income)	33.3% (11/65)

Housing Stock

Number of housing units	22,962 (02/65)
Median age of housing units	52 years (08/65)
New projects permitted over past five years:	
Single-family homes	48 (48/65)
Median processing time	328 days (10/65)
Multi-family developments	2 (36/65)
Median processing time	592 days (06/46)
Active short-term vacation rentals (STRs)	5,371 (01/65)
STRs as percentage of housing	23.4% (06/65)



Job Access

Jobs within 30 minutes by...	
Car	300,479 (12/65)
Transit	183,768 (02/65)





Kāhala, Kaimukī, etc. 96816

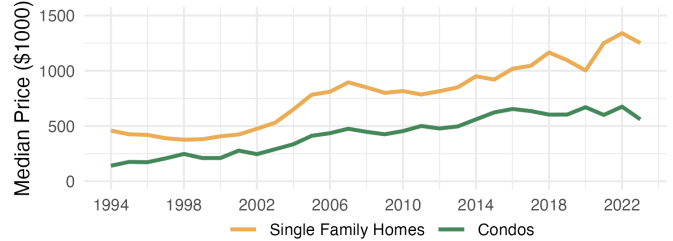


Demographics

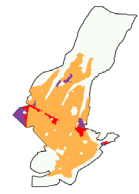
	(rank)
Population	50,793 (10/65)
Median household income	\$110,030 (10/65)
College education rate	46.7% (06/65)
Unemployment rate	3.4% (54/65)
Racial shares:	
Asian	51.4% (10/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	7.2% (46/65)
White	19.8% (41/65)
Two of more races	19.5% (54/65)
Under 18 population share	15.0% (58/65)
Over 65 population share	25.2% (11/65)

Property Market

Owner-occupier share	62.8% (38/65)
Median single-family price	\$1,250,000 (13/65)
Median condominium price	\$560,000 (34/58)
UHERO Repeat Sales Index	350 (58/65)
Median monthly owner costs	\$3,412 (05/65)
Median owner costs as share of income	24.5% (44/65)



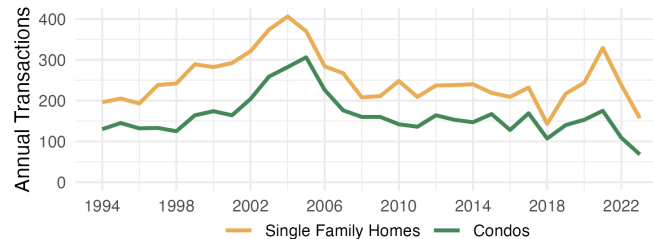
Zoning



Residential land (acres)	3,114 (20/65)
Residents per acre of residential land	16.3 (23/65)
Share of residential land zoned multifamily	5.4% (28/65)

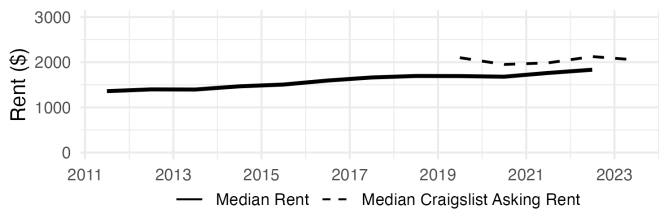


Single-family home transactions in past year	157 (09/65)
Out-of-state buyer share	7.6% (54/65)
Condominium transactions in past year	68 (26/65)
Out-of-state buyer share	10.3% (47/65)



Rental Market

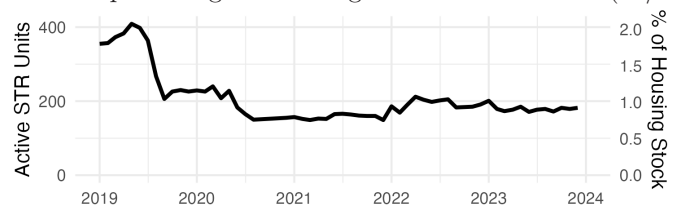
Renter share	37.2% (27/65)
Median rent	\$1,833 (27/65)
Median asking rent (Craigslist)	\$2,050 (32/65)



Median rent paid as share of income	29.5% (41/65)
Rent burdened (>30% of income)	49.2% (40/65)
Severely rent burdened (>50% of income)	25.8% (31/65)

Housing Stock

Number of housing units	19,711 (07/65)
Median age of housing units	61 years (02/65)
New projects permitted over past five years:	
Single-family homes	219 (12/65)
Median processing time	238 days (32/65)
Multi-family developments	42 (06/65)
Median processing time	393 days (22/46)
Active short-term vacation rentals (STRs)	180 (23/65)
STRs as percentage of housing	0.9% (45/65)



Job Access

Jobs within 30 minutes by...	
Car	323,152 (11/65)
Transit	11,416 (09/65)





Nu‘uanu, Liliha, etc. 96817

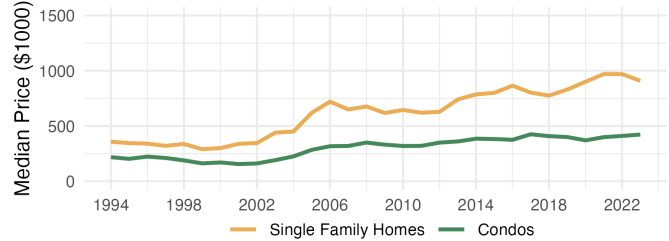


Demographics

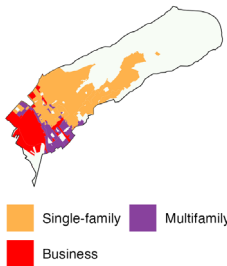
	(rank)
Population	55,316 (05/65)
Median household income	\$73,264 (54/65)
College education rate	28.9% (41/65)
Unemployment rate	6.0% (24/65)
Racial shares:	
Asian	60.6% (03/65)
Black	0.9% (30/65)
Hawaiian or Pacific Islander	10.9% (25/65)
White	8.4% (63/65)
Two of more races	18.5% (58/65)
Under 18 population share	17.6% (50/65)
Over 65 population share	24.2% (13/65)

Property Market

Owner-occupier share	41.8% (60/65)
Median single-family price	\$908,600 (38/65)
Median condominium price	\$422,500 (47/58)
UHERO Repeat Sales Index	285 (62/65)
Median monthly owner costs	\$2,784 (26/65)
Median owner costs as share of income	26.1% (27/65)

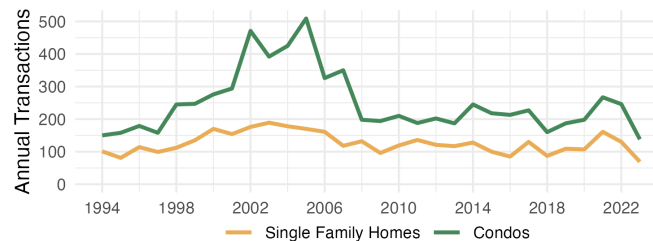


Zoning



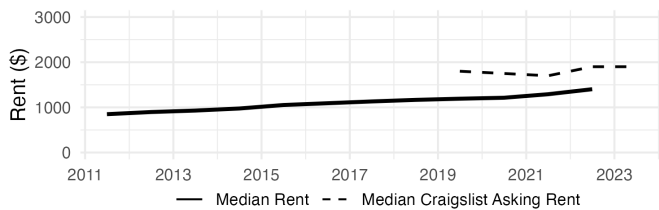
Residential land (acres)	2,209 (27/65)
Residents per acre of residential land	25.0 (13/65)
Share of residential land zoned multifamily	15.8% (16/65)

Single-family home transactions in past year	69 (29/65)
Out-of-state buyer share	7.2% (55/65)
Condominium transactions in past year	138 (17/65)
Out-of-state buyer share	8.7% (51/65)



Rental Market

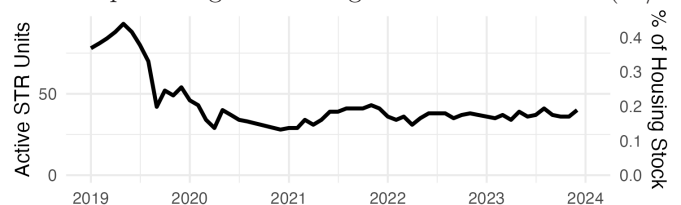
Renter share	58.2% (06/65)
Median rent	\$1,402 (51/65)
Median asking rent (Craigslist)	\$1,900 (45/65)



Median rent paid as share of income	29.6% (39/65)
Rent burdened (>30% of income)	49.0% (42/65)
Severely rent burdened (>50% of income)	19.5% (47/65)

Housing Stock

Number of housing units	21,185 (03/65)
Median age of housing units	53 years (07/65)
New projects permitted over past five years:	
Single-family homes	119 (27/65)
Median processing time	302 days (18/65)
Multi-family developments	10 (18/65)
Median processing time	371 days (24/46)
Active short-term vacation rentals (STRs)	37 (48/65)
STRs as percentage of housing	0.2% (57/65)



Job Access

Jobs within 30 minutes by...	
Car	361,160 (03/65)
Transit	121,578 (04/65)





Salt Lake, JBPHH, etc. 96818

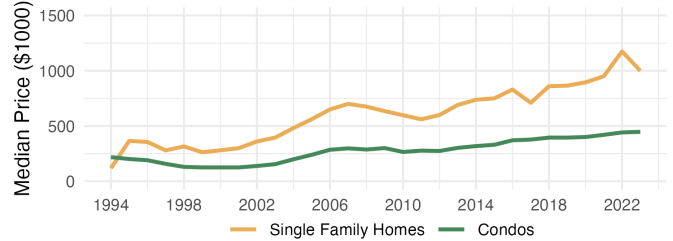


Demographics

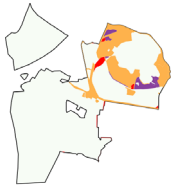
		(rank)
Population	57,938	(03/65)
Median household income	\$94,367	(26/65)
College education rate	37.0%	(19/65)
Unemployment rate	3.8%	(45/65)
Racial shares:		
Asian	36.5%	(21/65)
Black	6.6%	(02/65)
Hawaiian or Pacific Islander	3.6%	(59/65)
White	30.2%	(28/65)
Two of more races	19.4%	(55/65)
Under 18 population share	28.0%	(05/65)
Over 65 population share	12.0%	(61/65)

Property Market

Owner-occupier share	37.0%	(63/65)
Median single-family price	\$1,000,000	(23/65)
Median condominium price	\$447,000	(44/58)
UHERO Repeat Sales Index	378	(55/65)
Median monthly owner costs	\$2,836	(24/65)
Median owner costs as share of income	27.3%	(19/65)



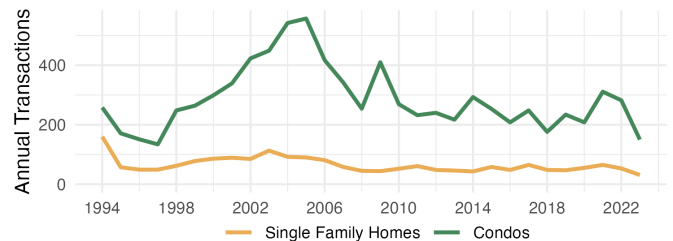
Zoning



Residential land (acres)	1,267	(36/65)
Residents per acre of residential land	45.7	(06/65)
Share of residential land zoned multifamily	12.7%	(18/65)

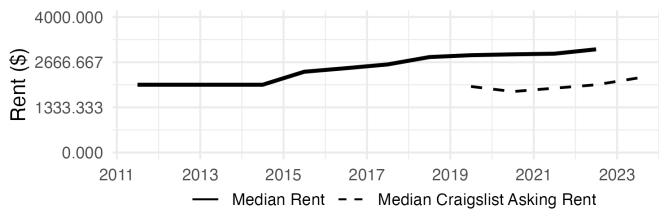


Single-family home transactions in past year	31	(40/65)
Out-of-state buyer share	6.5%	(56/65)
Condominium transactions in past year	150	(16/65)
Out-of-state buyer share	10.7%	(46/65)



Rental Market

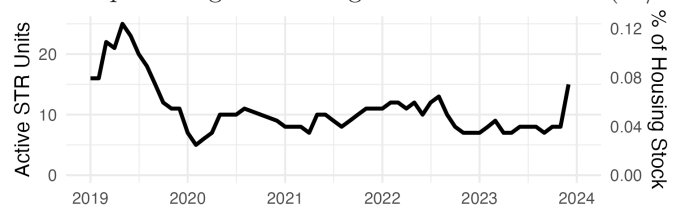
Renter share	63.0%	(03/65)
Median rent	\$3,047	(03/65)
Median asking rent (Craigslist)	\$2,200	(23/65)



Median rent paid as share of income	40.5%	(05/65)
Rent burdened (>30% of income)	70.1%	(06/65)
Severely rent burdened (>50% of income)	37.6%	(07/65)

Housing Stock

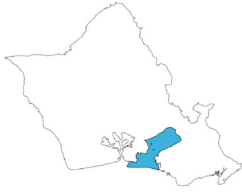
Number of housing units	20,165	(06/65)
Median age of housing units	41 years	(36/65)
New projects permitted over past five years:		
Single-family homes	21	(55/65)
Median processing time	275 days	(22/65)
Multi-family developments	5	(29/65)
Median processing time	303 days	(30/46)
Active short-term vacation rentals (STRs)	8	(62/65)
STRs as percentage of housing	0.0%	(64/65)



Job Access

Jobs within 30 minutes by...		
Car	339,820	(07/65)
Transit	986	(30/65)





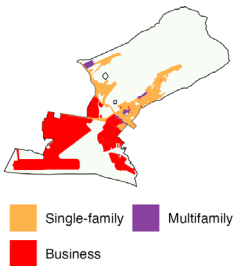
Kalihi, Moanalua, etc. 96819



Demographics

	(rank)
Population	52,328 (07/65)
Median household income	\$97,659 (20/65)
College education rate	20.9% (59/65)
Unemployment rate	5.1% (32/65)
Racial shares:	
Asian	57.8% (04/65)
Black	1.2% (19/65)
Hawaiian or Pacific Islander	14.0% (17/65)
White	7.5% (64/65)
Two of more races	18.5% (58/65)
Under 18 population share	22.3% (26/65)
Over 65 population share	17.7% (51/65)

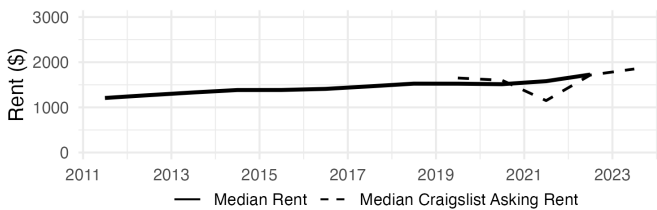
Zoning



Residential land (acres)	1,732 (34/65)
Residents per acre of residential land	30.2 (10/65)
Share of residential land zoned multifamily	8.4% (24/65)

Rental Market

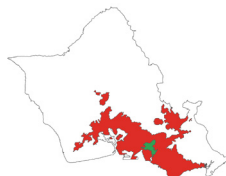
Renter share	49.9% (09/65)
Median rent	\$1,726 (31/65)
Median asking rent (Craigslist)	\$1,850 (50/65)



Median rent paid as share of income	28.5% (46/65)
Rent burdened (>30% of income)	46.3% (48/65)
Severely rent burdened (>50% of income)	20.3% (46/65)

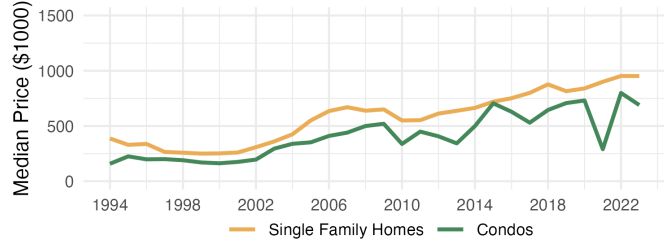
Job Access

Jobs within 30 minutes by...	
Car	356,604 (05/65)
Transit	30,917 (06/65)

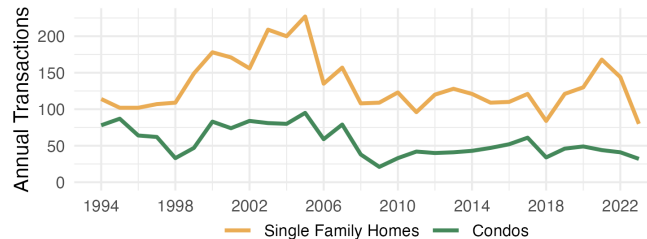


Property Market

Owner-occupier share	50.1% (57/65)
Median single-family price	\$951,944 (32/65)
Median condominium price	\$689,500 (24/58)
UHERO Repeat Sales Index	416 (45/65)
Median monthly owner costs	\$3,320 (06/65)
Median owner costs as share of income	24.3% (46/65)

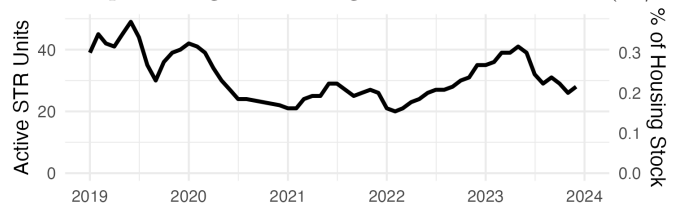


Single-family home transactions in past year	80 (25/65)
Out-of-state buyer share	11.2% (47/65)
Condominium transactions in past year	32 (33/65)
Out-of-state buyer share	12.5% (43/65)



Housing Stock

Number of housing units	13,005 (21/65)
Median age of housing units	58 years (03/65)
New projects permitted over past five years:	
Single-family homes	74 (38/65)
Median processing time	310 days (15/65)
Multi-family developments	5 (29/65)
Median processing time	534 days (09/46)
Active short-term vacation rentals (STRs)	34 (51/65)
STRs as percentage of housing	0.3% (54/65)





‘Āina Haina, Kuli‘ou‘ou 96821



Demographics

	(rank)
Population	18,802 (28/65)
Median household income	\$158,665 (01/65)
College education rate	62.0% (01/65)
Unemployment rate	3.3% (55/65)
Racial shares:	
Asian	54.2% (06/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	2.5% (63/65)
White	19.8% (41/65)
Two of more races	22.4% (46/65)
Under 18 population share	15.6% (54/65)
Over 65 population share	29.1% (05/65)

Zoning

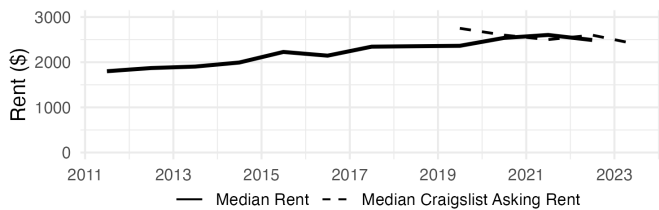


Single-family Multifamily
Business

Residential land (acres)	2,101 (30/65)
Residents per acre of residential land	8.9 (37/65)
Share of residential land zoned multifamily	0.4% (39/65)

Rental Market

Renter share	15.9% (64/65)
Median rent	\$2,491 (06/65)
Median asking rent (Craigslist)	\$2,400 (21/65)



Median rent paid as share of income	27.3% (50/65)
Rent burdened (>30% of income)	41.8% (54/65)
Severely rent burdened (>50% of income)	22.2% (44/65)

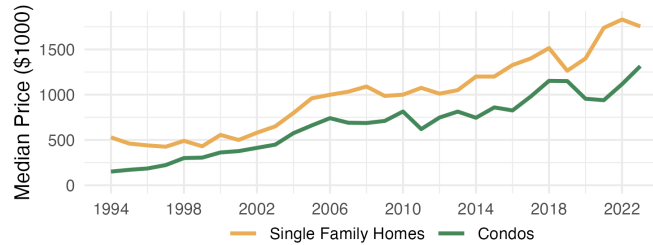
Job Access

Jobs within 30 minutes by...	
Car	290,477 (13/65)
Transit	11,157 (11/65)

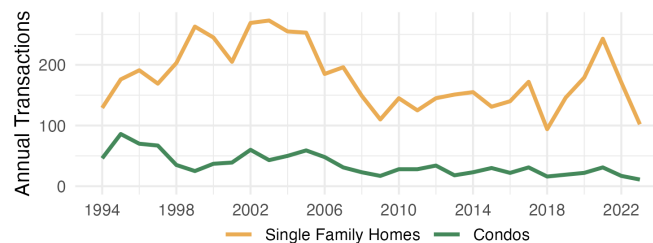


Property Market

Owner-occupier share	84.1% (02/65)
Median single-family price	\$1,754,000 (04/65)
Median condominium price	\$1,315,000 (07/58)
UHERO Repeat Sales Index	411 (46/65)
Median monthly owner costs	\$3,908 (01/65)
Median owner costs as share of income	25.0% (38/65)

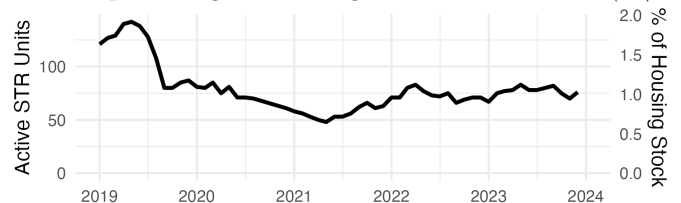


Single-family home transactions in past year	102 (16/65)
Out-of-state buyer share	17.6% (39/65)
Condominium transactions in past year	11 (42/65)
Out-of-state buyer share	9.1% (50/65)



Housing Stock

Number of housing units	7,409 (28/65)
Median age of housing units	54 years (05/65)
New projects permitted over past five years:	
Single-family homes	99 (29/65)
Median processing time	253 days (26/65)
Multi-family developments	2 (36/65)
Median processing time	236 days (39/46)
Active short-term vacation rentals (STRs)	77 (35/65)
STRs as percentage of housing	1.0% (43/65)





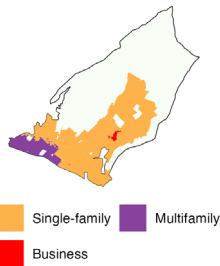
Makiki, Mānoa, etc. 96822



Demographics

	(rank)
Population	45,038 (13/65)
Median household income	\$91,312 (29/65)
College education rate	55.5% (03/65)
Unemployment rate	5.9% (25/65)
Racial shares:	
Asian	48.2% (14/65)
Black	1.0% (23/65)
Hawaiian or Pacific Islander	6.9% (49/65)
White	22.5% (38/65)
Two of more races	20.2% (51/65)
Under 18 population share	14.5% (59/65)
Over 65 population share	23.0% (21/65)

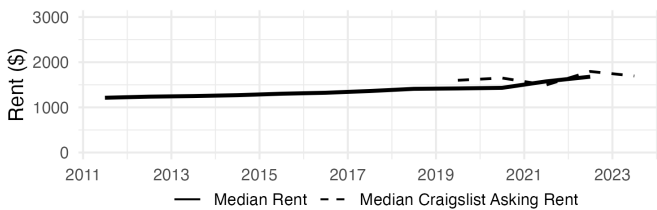
Zoning



Residential land (acres)	2,013 (32/65)
Residents per acre of residential land	22.4 (15/65)
Share of residential land zoned multifamily	12.5% (19/65)

Rental Market

Renter share	44.6% (14/65)
Median rent	\$1,679 (37/65)
Median asking rent (Craigslist)	\$1,695 (58/65)



Median rent paid as share of income	29.7% (38/65)
Rent burdened (>30% of income)	49.4% (38/65)
Severely rent burdened (>50% of income)	24.1% (37/65)

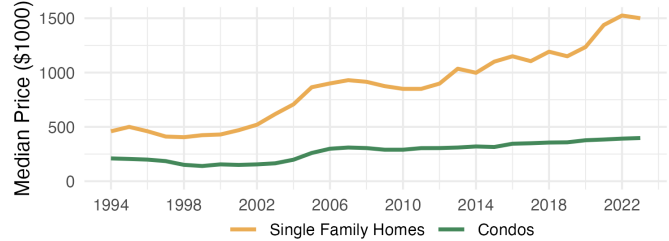
Job Access

Jobs within 30 minutes by...	
Car	335,642 (09/65)
Transit	1,217 (29/65)

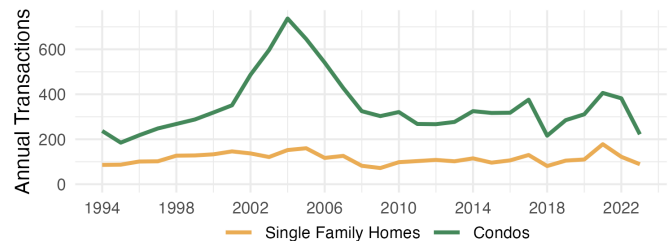


Property Market

Owner-occupier share	55.4% (52/65)
Median single-family price	\$1,500,000 (09/65)
Median condominium price	\$397,500 (51/58)
UHERO Repeat Sales Index	332 (59/65)
Median monthly owner costs	\$2,955 (19/65)
Median owner costs as share of income	25.0% (38/65)

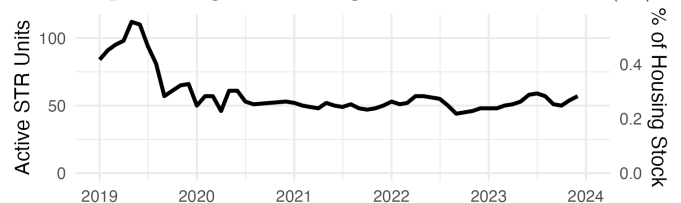


Single-family home transactions in past year	89 (21/65)
Out-of-state buyer share	13.5% (45/65)
Condominium transactions in past year	222 (09/65)
Out-of-state buyer share	9.9% (48/65)



Housing Stock

Number of housing units	20,170 (05/65)
Median age of housing units	55 years (04/65)
New projects permitted over past five years:	
Single-family homes	82 (34/65)
Median processing time	286 days (20/65)
Multi-family developments	14 (12/65)
Median processing time	299 days (32/46)
Active short-term vacation rentals (STRs)	53 (43/65)
STRs as percentage of housing	0.3% (54/65)





Hawai'i Kai 96825

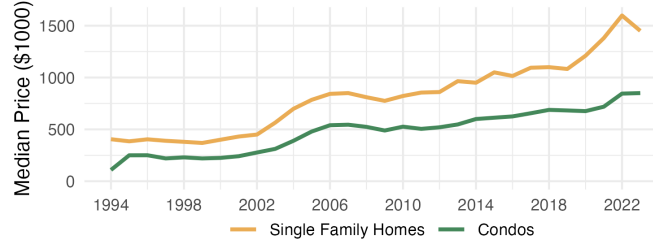


Demographics

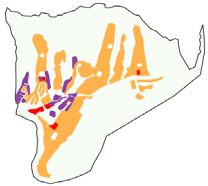
	(rank)
Population	30,444 (19/65)
Median household income	\$148,536 (02/65)
College education rate	59.0% (02/65)
Unemployment rate	4.1% (42/65)
Racial shares:	
Asian	44.1% (17/65)
Black	0.5% (40/65)
Hawaiian or Pacific Islander	2.6% (62/65)
White	26.9% (32/65)
Two of more races	25.0% (37/65)
Under 18 population share	20.0% (38/65)
Over 65 population share	27.3% (07/65)

Property Market

Owner-occupier share	82.8% (04/65)
Median single-family price	\$1,450,000 (10/65)
Median condominium price	\$850,000 (14/58)
UHERO Repeat Sales Index	357 (57/65)
Median monthly owner costs	\$3,556 (03/65)
Median owner costs as share of income	26.0% (28/65)

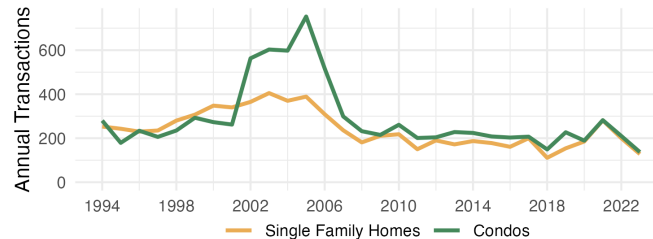


Zoning



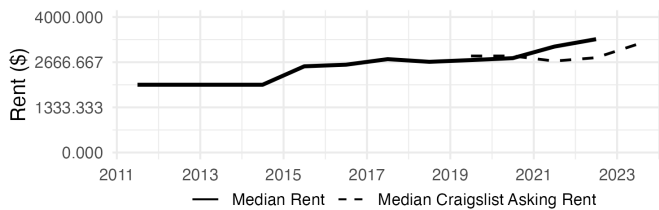
Residential land (acres)	2,103 (29/65)
Residents per acre of residential land	14.5 (30/65)
Share of residential land zoned multifamily	11.4% (22/65)

Single-family home transactions in past year	128 (12/65)
Out-of-state buyer share	18.0% (38/65)
Condominium transactions in past year	137 (18/65)
Out-of-state buyer share	27.0% (31/65)



Rental Market

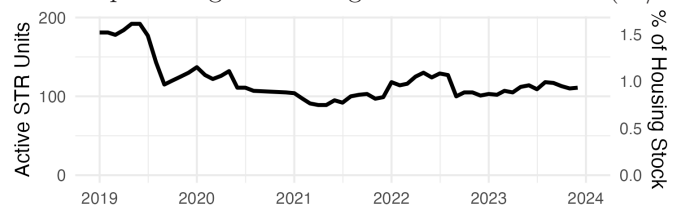
Renter share	17.2% (62/65)
Median rent	\$3,346 (01/65)
Median asking rent (Craigslist)	\$3,200 (02/65)



Median rent paid as share of income	32.4% (27/65)
Rent burdened (>30% of income)	53.6% (27/65)
Severely rent burdened (>50% of income)	26.6% (27/65)

Housing Stock

Number of housing units	11,920 (23/65)
Median age of housing units	47 years (20/65)
New projects permitted over past five years:	
Single-family homes	40 (52/65)
Median processing time	257 days (25/65)
Multi-family developments	1 (41/65)
Median processing time	561 days (08/46)
Active short-term vacation rentals (STRs)	110 (30/65)
STRs as percentage of housing	0.9% (45/65)



Job Access

Jobs within 30 minutes by...	
Car	91,941 (17/65)
Transit	664 (34/65)





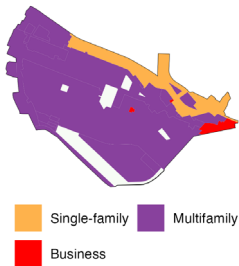
McCully, Mō‘ili‘ili, etc. 96826



Demographics

		(rank)
Population	30,068	(20/65)
Median household income	\$63,968	(61/65)
College education rate	36.9%	(20/65)
Unemployment rate	4.2%	(40/65)
Racial shares:		
Asian	54.0%	(07/65)
Black	2.0%	(09/65)
Hawaiian or Pacific Islander	9.8%	(29/65)
White	14.0%	(52/65)
Two of more races	17.9%	(62/65)
Under 18 population share	12.4%	(62/65)
Over 65 population share	21.9%	(29/65)

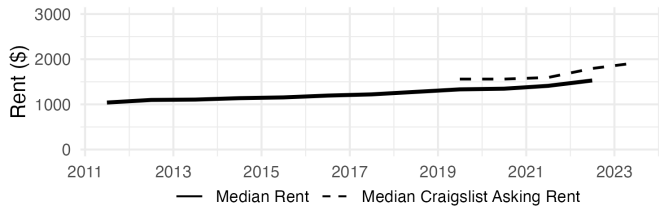
Zoning



Residential land (acres)	633	(46/65)
Residents per acre of residential land	47.5	(05/65)
Share of residential land zoned multifamily	86.7%	(02/65)

Rental Market

Renter share	68.6%	(02/65)
Median rent	\$1,529	(44/65)
Median asking rent (Craigslist)	\$1,920	(41/65)



Median rent paid as share of income	31.5%	(32/65)
Rent burdened (>30% of income)	53.6%	(27/65)
Severely rent burdened (>50% of income)	27.0%	(26/65)

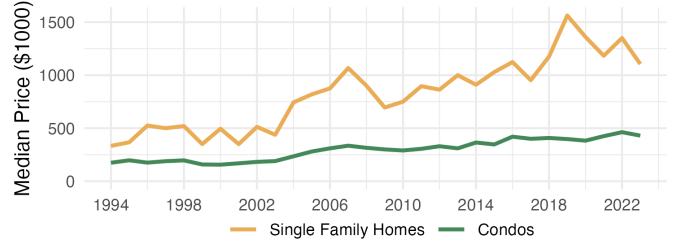
Job Access

Jobs within 30 minutes by...		
Car	338,561	(08/65)
Transit	93,312	(05/65)

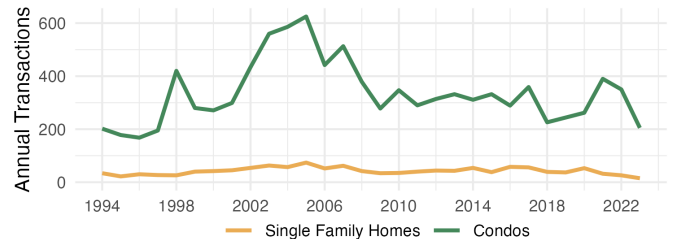


Property Market

Owner-occupier share	31.4%	(64/65)
Median single-family price	\$1,105,000	(18/65)
Median condominium price	\$430,000	(45/58)
UHERO Repeat Sales Index	254	(64/65)
Median monthly owner costs	\$2,541	(41/65)
Median owner costs as share of income	32.5%	(04/65)

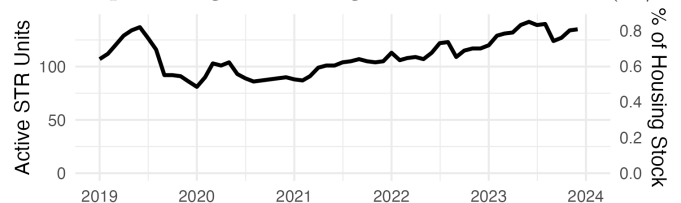


Single-family home transactions in past year	15	(55/65)
Out-of-state buyer share	0.0%	(63/65)
Condominium transactions in past year	205	(12/65)
Out-of-state buyer share	11.7%	(44/65)



Housing Stock

Number of housing units	16,753	(14/65)
Median age of housing units	51 years	(11/65)
New projects permitted over past five years:		
Single-family homes	16	(61/65)
Median processing time	323 days	(12/65)
Multi-family developments	9	(23/65)
Median processing time	829 days	(03/46)
Active short-term vacation rentals (STRs)	133	(25/65)
STRs as percentage of housing	0.8%	(47/65)





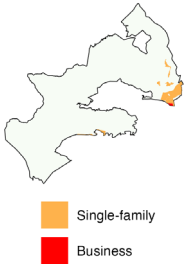
Anahola 96703



Demographics

	(rank)
Population	3,133 (57/65)
Median household income	\$88,000 (37/65)
College education rate	15.1% (63/65)
Unemployment rate	5.6% (29/65)
Racial shares:	
Asian	5.2% (64/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	46.0% (01/65)
White	19.1% (43/65)
Two of more races	29.7% (27/65)
Under 18 population share	25.5% (12/65)
Over 65 population share	20.6% (38/65)

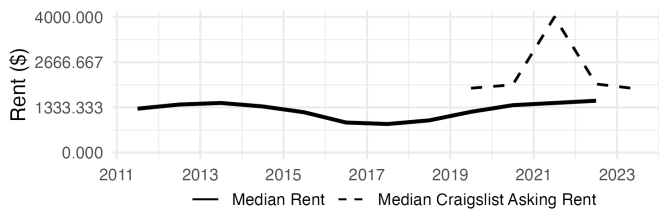
Zoning



Residential land (acres)	540 (47/65)
Residents per acre of residential land	5.8 (42/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	16.6% (63/65)
Median rent	\$1,529 (44/65)
Median asking rent (Craigslist)	\$1,878 (49/65)



Median rent paid as share of income	51.0% (01/65)
Rent burdened (>30% of income)	75.0% (02/65)
Severely rent burdened (>50% of income)	52.5% (03/65)

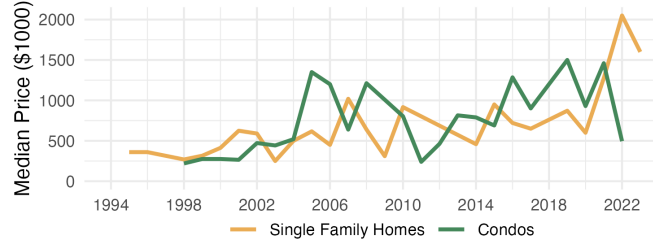
Job Access

Jobs within 30 minutes by...	
Car	3,447 (43/65)
Transit	38 (60/65)

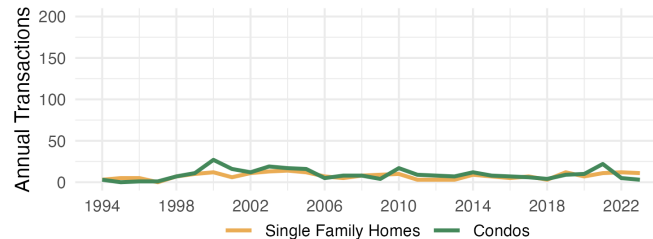


Property Market

Owner-occupier share	83.4% (03/65)
Median single-family price	\$1,600,000 (07/65)
Median condominium price	\$1,740,000 (02/58)
UHERO Repeat Sales Index	390 (53/65)
Median monthly owner costs	\$1,401 (63/65)
Median owner costs as share of income	18.3% (63/65)

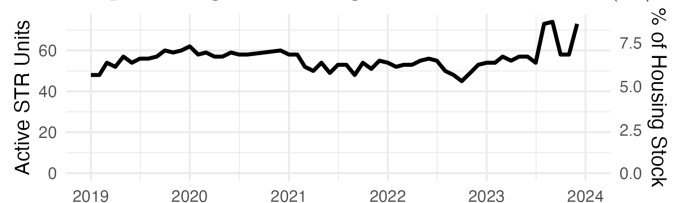


Single-family home transactions in past year	11 (60/65)
Out-of-state buyer share	72.7% (01/65)
Condominium transactions in past year	3 (49/65)
Out-of-state buyer share	33.3% (23/65)



Housing Stock

Number of housing units	850 (61/65)
Median age of housing units	38 years (47/65)
New projects permitted over past five years:	
Single-family homes	45 (49/65)
Median processing time	328 days (09/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	60 (42/65)
STRs as percentage of housing	7.1% (17/65)





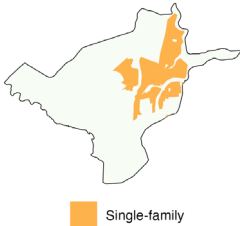
Hanapēpē 96716



Demographics

	(rank)
Population	2,284 (61/65)
Median household income	\$88,490 (35/65)
College education rate	15.6% (62/65)
Unemployment rate	6.3% (19/65)
Racial shares:	
Asian	50.4% (12/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	16.5% (13/65)
White	14.6% (49/65)
Two of more races	18.5% (58/65)
Under 18 population share	14.2% (60/65)
Over 65 population share	17.8% (50/65)

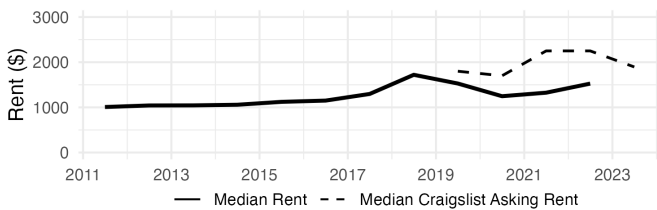
Zoning



Residential land (acres)	479 (49/65)
Residents per acre of residential land	4.8 (45/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	27.8% (45/65)
Median rent	\$1,526 (47/65)
Median asking rent (Craigslist)	\$1,895 (48/65)



Median rent paid as share of income	27.1% (52/65)
Rent burdened (>30% of income)	42.0% (53/65)
Severely rent burdened (>50% of income)	0.0% (64/65)

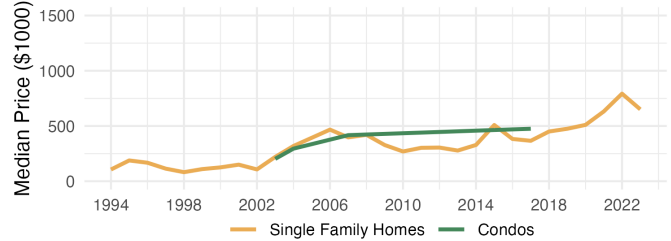
Job Access

Jobs within 30 minutes by...	
Car	3,035 (48/65)
Transit	123 (51/65)

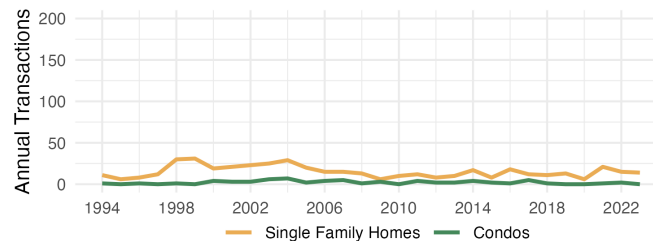


Property Market

Owner-occupier share	72.2% (21/65)
Median single-family price	\$650,650 (53/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	776 (01/65)
Median monthly owner costs	\$2,335 (45/65)
Median owner costs as share of income	30.5% (09/65)

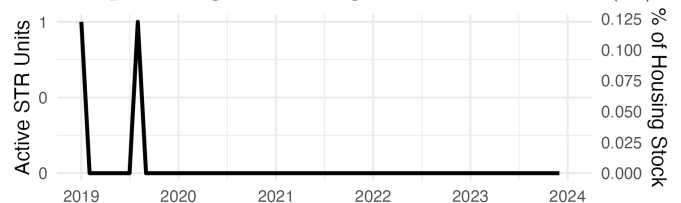


Single-family home transactions in past year	14 (57/65)
Out-of-state buyer share	28.6% (23/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	816 (63/65)
Median age of housing units	33 years (54/65)
New projects permitted over past five years:	
Single-family homes	17 (59/65)
Median processing time	594 days (02/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	0 (65/65)
STRs as percentage of housing	0.0% (64/65)





Princeville 96722



Demographics

	(rank)
Population	2,141 (62/65)
Median household income	\$86,985 (39/65)
College education rate	54.7% (04/65)
Unemployment rate	5.0% (33/65)
Racial shares:	
Asian	4.5% (65/65)
Black	0.7% (34/65)
Hawaiian or Pacific Islander	0.0% (65/65)
White	75.8% (01/65)
Two of more races	12.5% (65/65)
Under 18 population share	19.2% (44/65)
Over 65 population share	32.0% (02/65)

Zoning

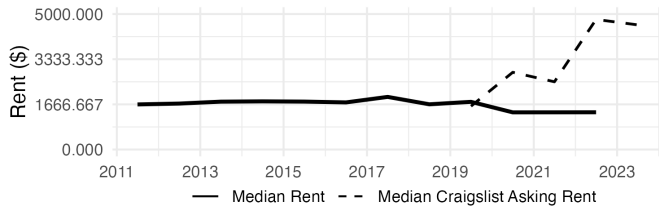


Single-family
Business

Residential land (acres)	30 (65/65)
Residents per acre of residential land	72.1 (02/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	29.9% (40/65)
Median rent	\$1,375 (52/65)
Median asking rent (Craigslist)	\$4,600 (01/65)



Median rent paid as share of income	27.5% (48/65)
Rent burdened (>30% of income)	49.3% (39/65)
Severely rent burdened (>50% of income)	17.6% (51/65)

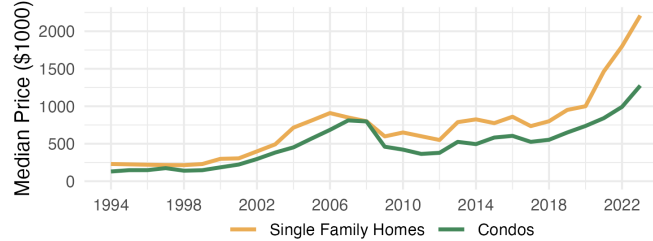
Job Access

Jobs within 30 minutes by...	
Car	2,384 (51/65)
Transit	328 (41/65)

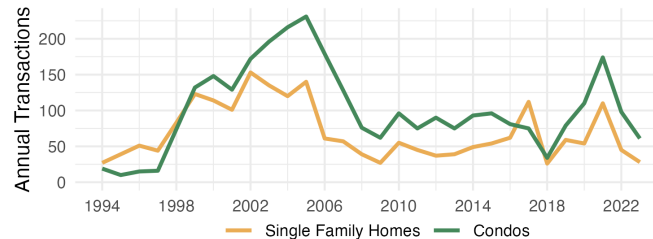


Property Market

Owner-occupier share	70.1% (26/65)
Median single-family price	\$2,210,000 (01/65)
Median condominium price	\$1,275,000 (08/58)
UHERO Repeat Sales Index	623 (05/65)
Median monthly owner costs	\$3,006 (15/65)
Median owner costs as share of income	39.8% (01/65)

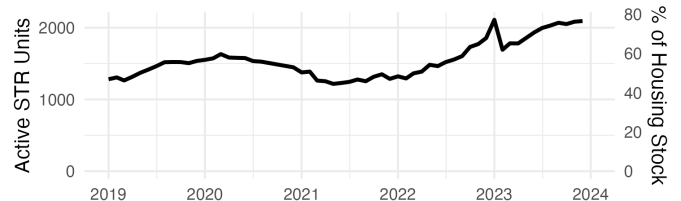


Single-family home transactions in past year	28 (43/65)
Out-of-state buyer share	64.3% (02/65)
Condominium transactions in past year	61 (27/65)
Out-of-state buyer share	73.8% (02/65)



Housing Stock

Number of housing units	2,738 (41/65)
Median age of housing units	39 years (43/65)
New projects permitted over past five years:	
Single-family homes	66 (39/65)
Median processing time	222 days (37/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	1,957 (05/65)
STRs as percentage of housing	71.5% (01/65)





Kalāheo 96741



Demographics

	(rank)
Population	6,231 (42/65)
Median household income	\$97,212 (21/65)
College education rate	37.3% (17/65)
Unemployment rate	4.4% (38/65)
Racial shares:	
Asian	16.1% (46/65)
Black	0.2% (49/65)
Hawaiian or Pacific Islander	9.7% (30/65)
White	38.0% (18/65)
Two of more races	34.4% (14/65)
Under 18 population share	23.1% (20/65)
Over 65 population share	22.3% (27/65)

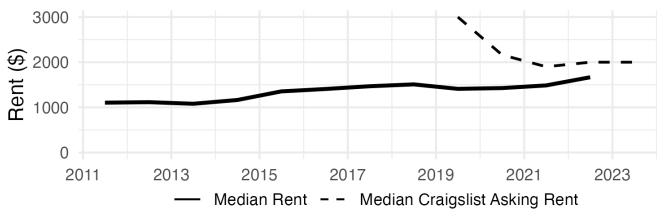
Zoning



Residential land (acres)	2,926 (22/65)
Residents per acre of residential land	2.1 (54/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	27.9% (44/65)
Median rent	\$1,667 (39/65)
Median asking rent (Craigslist)	\$2,000 (35/65)



Median rent paid as share of income	27.4% (49/65)
Rent burdened (>30% of income)	45.9% (49/65)
Severely rent burdened (>50% of income)	25.5% (32/65)

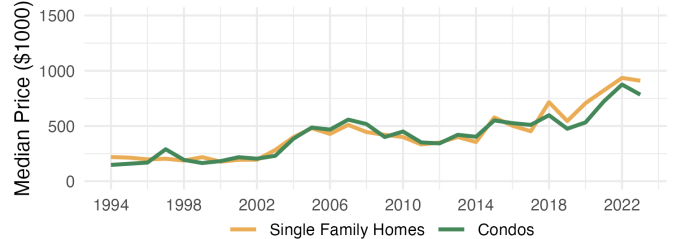
Job Access

Jobs within 30 minutes by...	
Car	9,780 (35/65)
Transit	517 (35/65)

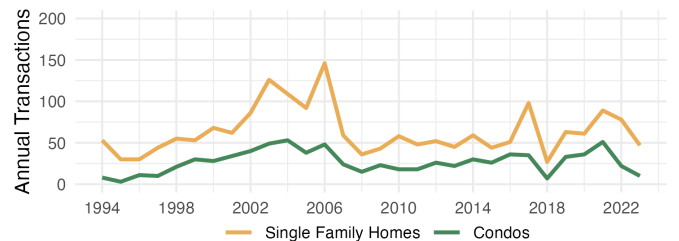


Property Market

Owner-occupier share	72.1% (22/65)
Median single-family price	\$910,000 (37/65)
Median condominium price	\$783,950 (21/58)
UHERO Repeat Sales Index	462 (31/65)
Median monthly owner costs	\$2,512 (43/65)
Median owner costs as share of income	24.9% (40/65)

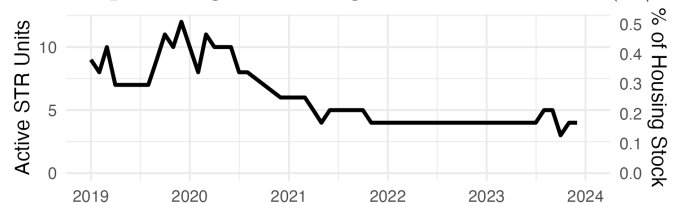


Single-family home transactions in past year	47 (35/65)
Out-of-state buyer share	31.9% (17/65)
Condominium transactions in past year	10 (43/65)
Out-of-state buyer share	30.0% (28/65)



Housing Stock

Number of housing units	2,364 (46/65)
Median age of housing units	42 years (33/65)
New projects permitted over past five years:	
Single-family homes	132 (23/65)
Median processing time	334 days (08/65)
Multi-family developments	53 (04/65)
Median processing time	385 days (23/46)
Active short-term vacation rentals (STRs)	4 (64/65)
STRs as percentage of housing	0.2% (57/65)





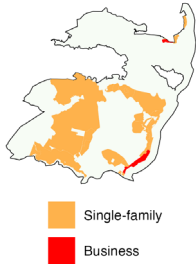
Kapa'a 96746



Demographics

	(rank)
Population	20,473 (27/65)
Median household income	\$90,939 (31/65)
College education rate	34.8% (23/65)
Unemployment rate	3.3% (55/65)
Racial shares:	
Asian	25.0% (32/65)
Black	0.4% (42/65)
Hawaiian or Pacific Islander	7.2% (46/65)
White	38.3% (16/65)
Two of more races	27.4% (34/65)
Under 18 population share	19.5% (41/65)
Over 65 population share	21.7% (30/65)

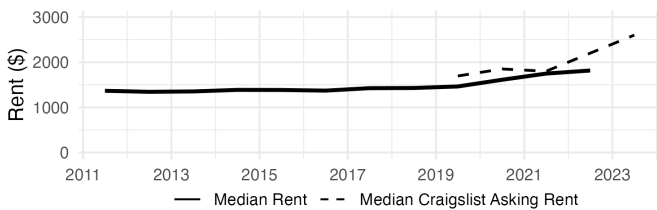
Zoning



Residential land (acres)	5,937 (10/65)
Residents per acre of residential land	3.4 (49/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	31.5% (39/65)
Median rent	\$1,816 (28/65)
Median asking rent (Craigslist)	\$2,600 (12/65)



Median rent paid as share of income	30.3% (36/65)
Rent burdened (>30% of income)	50.8% (36/65)
Severely rent burdened (>50% of income)	24.4% (35/65)

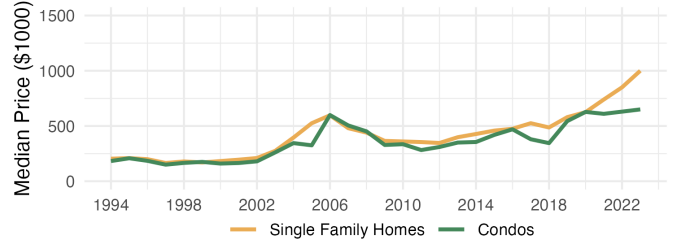
Job Access

Jobs within 30 minutes by...	
Car	4,403 (40/65)
Transit	52 (59/65)

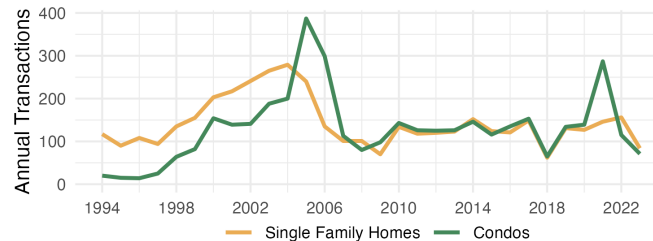


Property Market

Owner-occupier share	68.5% (27/65)
Median single-family price	\$1,000,000 (23/65)
Median condominium price	\$650,000 (28/58)
UHERO Repeat Sales Index	531 (17/65)
Median monthly owner costs	\$2,746 (30/65)
Median owner costs as share of income	31.2% (06/65)

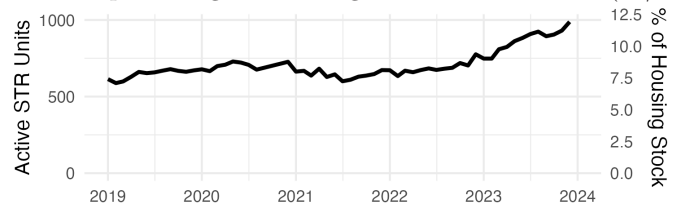


Single-family home transactions in past year	84 (23/65)
Out-of-state buyer share	25.0% (25/65)
Condominium transactions in past year	71 (25/65)
Out-of-state buyer share	57.7% (08/65)



Housing Stock

Number of housing units	8,290 (27/65)
Median age of housing units	42 years (33/65)
New projects permitted over past five years:	
Single-family homes	212 (14/65)
Median processing time	362 days (04/65)
Multi-family developments	7 (27/65)
Median processing time	446 days (15/46)
Active short-term vacation rentals (STRs)	869 (08/65)
STRs as percentage of housing	10.5% (13/65)





Kekaha 96752



Demographics

	(rank)
Population	3,221 (55/65)
Median household income	\$72,279 (57/65)
College education rate	16.4% (60/65)
Unemployment rate	1.9% (64/65)
Racial shares:	
Asian	17.2% (44/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	21.5% (09/65)
White	12.5% (56/65)
Two of more races	46.5% (02/65)
Under 18 population share	22.9% (22/65)
Over 65 population share	19.0% (43/65)

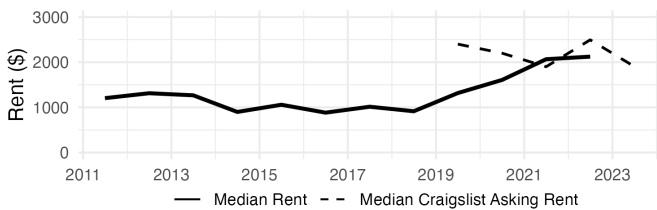
Zoning



Residential land (acres)	517 (48/65)
Residents per acre of residential land	6.2 (41/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	38.9% (20/65)
Median rent	\$2,123 (15/65)
Median asking rent (Craigslist)	\$1,905 (44/65)



Median rent paid as share of income	24.7% (60/65)
Rent burdened (>30% of income)	49.1% (41/65)
Severely rent burdened (>50% of income)	0.0% (64/65)

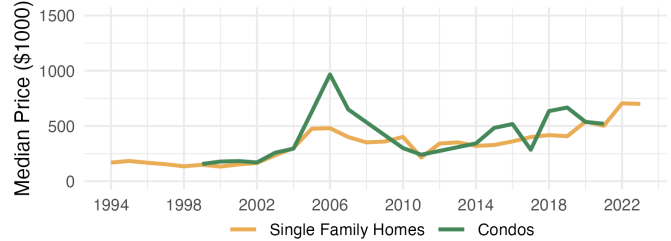
Job Access

Jobs within 30 minutes by...	
Car	2,339 (52/65)
Transit	130 (50/65)

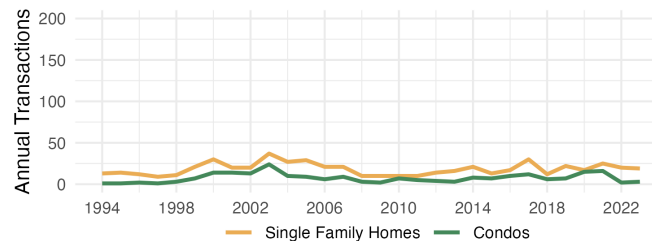


Property Market

Owner-occupier share	61.1% (46/65)
Median single-family price	\$700,000 (49/65)
Median condominium price	\$836,007 (17/58)
UHERO Repeat Sales Index	524 (19/65)
Median monthly owner costs	\$2,186 (50/65)
Median owner costs as share of income	31.1% (07/65)

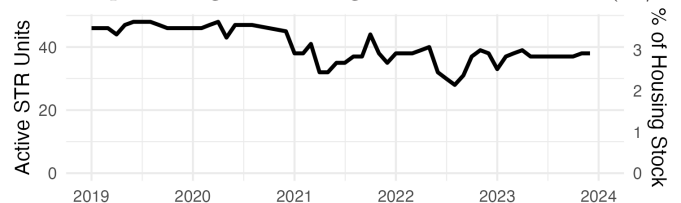


Single-family home transactions in past year	19 (50/65)
Out-of-state buyer share	5.3% (58/65)
Condominium transactions in past year	3 (49/65)
Out-of-state buyer share	33.3% (23/65)



Housing Stock

Number of housing units	1,304 (59/65)
Median age of housing units	43 years (29/65)
New projects permitted over past five years:	
Single-family homes	14 (62/65)
Median processing time	348 days (05/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	37 (48/65)
STRs as percentage of housing	2.8% (32/65)





Kilauea 96754



Demographics

Population	4,397	(rank)	49/65
Median household income	\$84,375		43/65
College education rate	27.9%		46/65
Unemployment rate	3.5%		52/65
Racial shares:			
Asian	18.1%		43/65
Black	0.7%		34/65
Hawaiian or Pacific Islander	1.0%		64/65
White	59.4%		02/65
Two of more races	19.2%		56/65
Under 18 population share	19.1%		45/65
Over 65 population share	22.5%		23/65

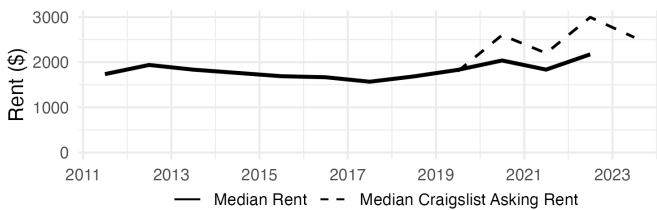
Zoning



Residential land (acres)	336	(58/65)
Residents per acre of residential land	13.1	(33/65)
Share of residential land zoned multifamily	0.0%	(43/65)

Rental Market

Renter share	22.5%	(54/65)
Median rent	\$2,174	(14/65)
Median asking rent (Craigslist)	\$2,550	(13/65)



Median rent paid as share of income	40.3%	(07/65)
Rent burdened (>30% of income)	58.5%	(22/65)
Severely rent burdened (>50% of income)	23.0%	(41/65)

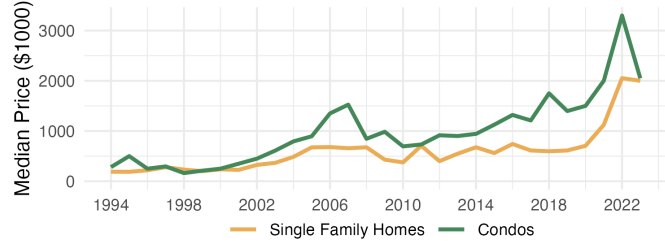
Job Access

Jobs within 30 minutes by...		
Car	2,279	(53/65)
Transit	404	(39/65)

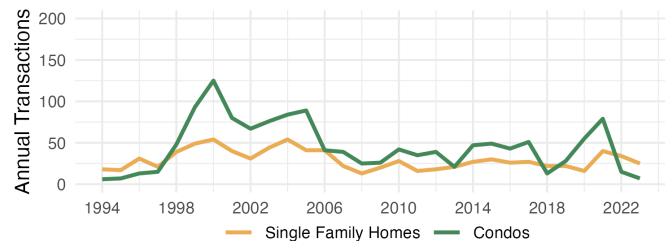


Property Market

Owner-occupier share	77.5%	(12/65)
Median single-family price	\$2,000,000	(02/65)
Median condominium price	\$2,050,008	(01/58)
UHERO Repeat Sales Index	588	(09/65)
Median monthly owner costs	\$2,798	(25/65)
Median owner costs as share of income	30.6%	(08/65)

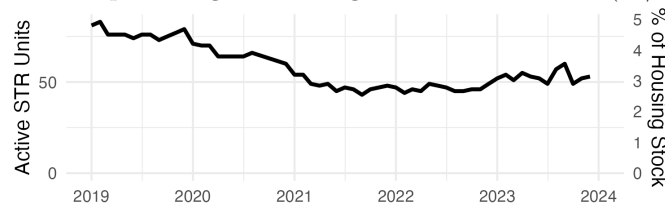


Single-family home transactions in past year	25	(47/65)
Out-of-state buyer share	52.0%	(05/65)
Condominium transactions in past year	7	(45/65)
Out-of-state buyer share	57.1%	(09/65)



Housing Stock

Number of housing units	1,687	(50/65)
Median age of housing units	34 years	(53/65)
New projects permitted over past five years:		
Single-family homes	83	(33/65)
Median processing time	505 days	(03/65)
Multi-family developments	1	(41/65)
Median processing time	35 days	(46/46)
Active short-term vacation rentals (STRs)	53	(43/65)
STRs as percentage of housing	3.1%	(28/65)





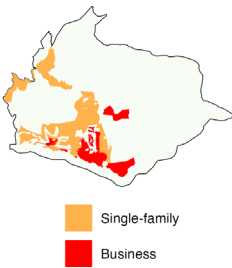
Kōloa 96756



Demographics

Population	5,804	(rank)	43/65
Median household income	\$87,833		38/65
College education rate	32.7%		28/65
Unemployment rate	7.6%		15/65
Racial shares:			
Asian	23.9%		34/65
Black	0.6%		38/65
Hawaiian or Pacific Islander	6.3%		51/65
White	38.2%		17/65
Two of more races	28.0%		31/65
Under 18 population share	22.6%		23/65
Over 65 population share	25.8%		10/65

Zoning

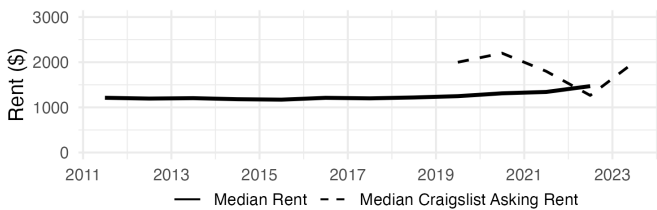


Residential land (acres)	2,115	(28/65)
Residents per acre of residential land	2.7	(53/65)
Share of residential land zoned multifamily	0.0%	(43/65)

Single-family
Business

Rental Market

Renter share	42.7%	(17/65)
Median rent	\$1,470	(50/65)
Median asking rent (Craigslist)	\$2,000	(35/65)



Median rent paid as share of income	34.7%	(19/65)
Rent burdened (>30% of income)	53.5%	(29/65)
Severely rent burdened (>50% of income)	26.6%	(27/65)

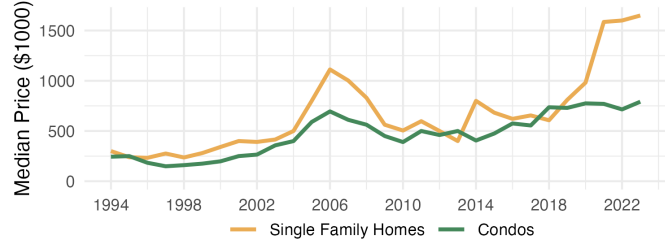
Job Access

Jobs within 30 minutes by...		
Car	12,435	(31/65)
Transit	1,518	(26/65)

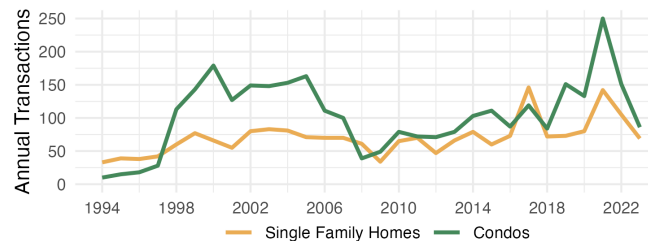


Property Market

Owner-occupier share	57.3%	(49/65)
Median single-family price	\$1,649,600	(05/65)
Median condominium price	\$791,500	(20/58)
UHERO Repeat Sales Index	405	(48/65)
Median monthly owner costs	\$2,581	(40/65)
Median owner costs as share of income	26.4%	(25/65)

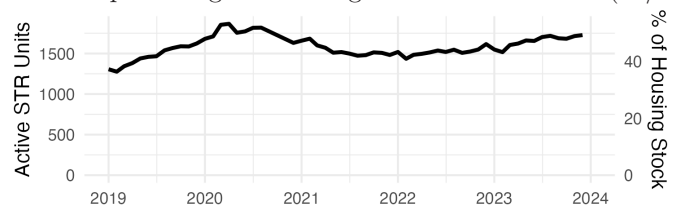


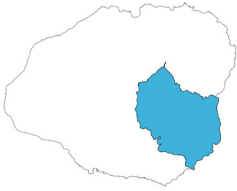
Single-family home transactions in past year	69	(29/65)
Out-of-state buyer share	63.8%	(03/65)
Condominium transactions in past year	86	(23/65)
Out-of-state buyer share	73.3%	(03/65)



Housing Stock

Number of housing units	3,513	(37/65)
Median age of housing units	43 years	(29/65)
New projects permitted over past five years:		
Single-family homes	309	(08/65)
Median processing time	345 days	(06/65)
Multi-family developments	70	(02/65)
Median processing time	564 days	(07/46)
Active short-term vacation rentals (STRs)	1,654	(06/65)
STRs as percentage of housing	47.1%	(02/65)





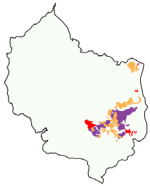
Lihu'e 96766



Demographics

	(rank)
Population	17,604 (31/65)
Median household income	\$88,449 (36/65)
College education rate	28.1% (45/65)
Unemployment rate	3.2% (57/65)
Racial shares:	
Asian	44.4% (16/65)
Black	1.2% (19/65)
Hawaiian or Pacific Islander	8.1% (36/65)
White	14.1% (51/65)
Two of more races	31.0% (25/65)
Under 18 population share	22.4% (25/65)
Over 65 population share	18.8% (46/65)

Zoning

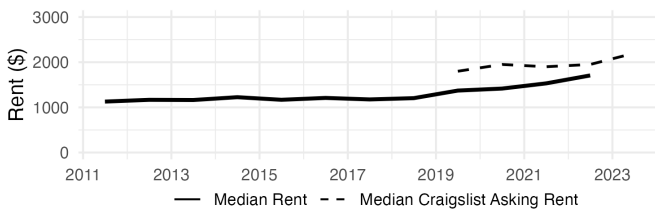


Single-family Multifamily
Business

Residential land (acres)	3,221 (18/65)
Residents per acre of residential land	5.5 (43/65)
Share of residential land zoned multifamily	49.8% (06/65)

Rental Market

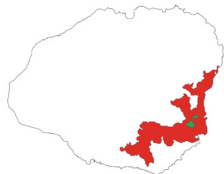
Renter share	37.8% (24/65)
Median rent	\$1,707 (34/65)
Median asking rent (Craigslist)	\$2,200 (23/65)



Median rent paid as share of income	29.2% (42/65)
Rent burdened (>30% of income)	47.8% (44/65)
Severely rent burdened (>50% of income)	31.6% (15/65)

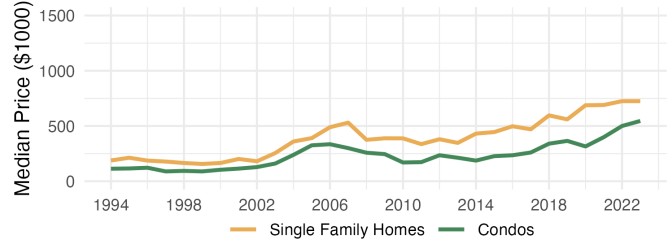
Job Access

Jobs within 30 minutes by...	
Car	14,779 (30/65)
Transit	4,793 (17/65)

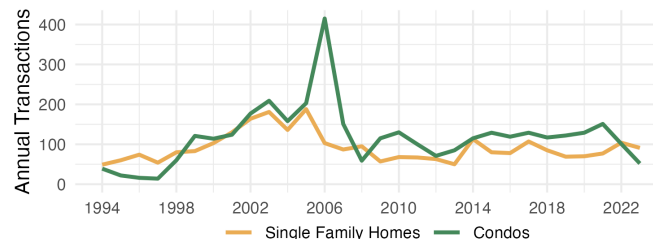


Property Market

Owner-occupier share	62.2% (42/65)
Median single-family price	\$725,000 (48/65)
Median condominium price	\$545,556 (37/58)
UHERO Repeat Sales Index	439 (38/65)
Median monthly owner costs	\$2,769 (27/65)
Median owner costs as share of income	25.3% (35/65)

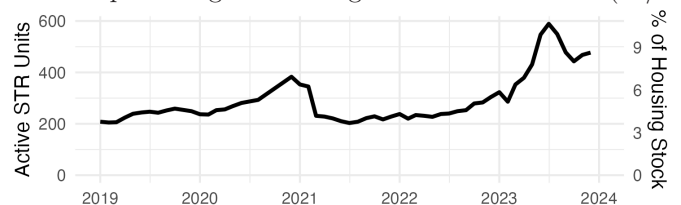


Single-family home transactions in past year	91 (20/65)
Out-of-state buyer share	24.2% (27/65)
Condominium transactions in past year	52 (29/65)
Out-of-state buyer share	34.6% (21/65)



Housing Stock

Number of housing units	5,523 (33/65)
Median age of housing units	38 years (47/65)
New projects permitted over past five years:	
Single-family homes	108 (28/65)
Median processing time	318 days (13/65)
Multi-family developments	54 (03/65)
Median processing time	131 days (45/46)
Active short-term vacation rentals (STRs)	444 (12/65)
STRs as percentage of housing	8.0% (15/65)





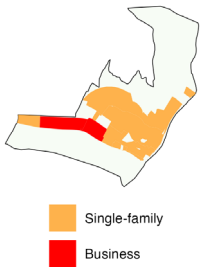
Waimea 96796



Demographics

	(rank)
Population	1,951 (63/65)
Median household income	\$95,972 (24/65)
College education rate	30.5% (34/65)
Unemployment rate	4.7% (35/65)
Racial shares:	
Asian	35.8% (22/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	10.5% (28/65)
White	22.3% (39/65)
Two of more races	31.4% (23/65)
Under 18 population share	17.8% (49/65)
Over 65 population share	23.8% (15/65)

Zoning

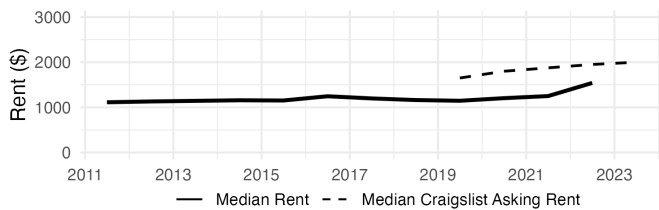


Residential land (acres)	430 (54/65)
Residents per acre of residential land	4.5 (47/65)
Share of residential land zoned multifamily	0.0% (43/65)

Single-family
Business

Rental Market

Renter share	60.4% (05/65)
Median rent	\$1,541 (43/65)
Median asking rent (Craigslist)	\$2,000 (35/65)



Median rent paid as share of income	26.0% (57/65)
Rent burdened (>30% of income)	41.3% (57/65)
Severely rent burdened (>50% of income)	12.3% (61/65)

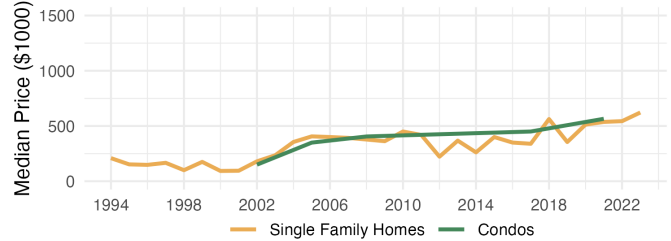
Job Access

Jobs within 30 minutes by...	
Car	2,667 (50/65)
Transit	1,356 (27/65)

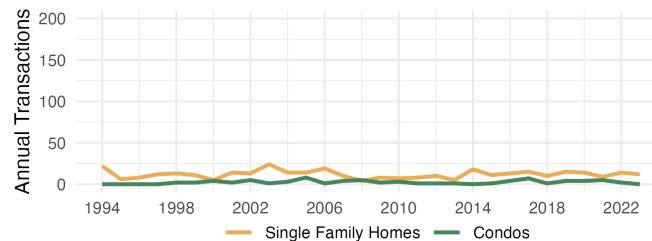


Property Market

Owner-occupier share	39.6% (61/65)
Median single-family price	\$622,000 (54/65)
Median condominium price	\$- (-/58)
UHERO Repeat Sales Index	716 (03/65)
Median monthly owner costs	\$2,234 (49/65)
Median owner costs as share of income	16.1% (65/65)

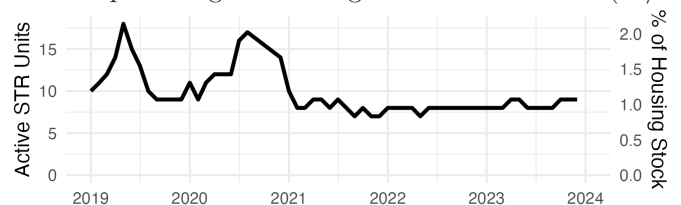


Single-family home transactions in past year	12 (59/65)
Out-of-state buyer share	0.0% (63/65)
Condominium transactions in past year	0 (59/65)
Out-of-state buyer share	0.0% (58/65)



Housing Stock

Number of housing units	841 (62/65)
Median age of housing units	52 years (08/65)
New projects permitted over past five years:	
Single-family homes	29 (53/65)
Median processing time	188 days (44/65)
Multi-family developments	8 (25/65)
Median processing time	436 days (16/46)
Active short-term vacation rentals (STRs)	8 (62/65)
STRs as percentage of housing	1.0% (43/65)





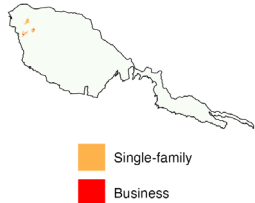
Ha'ikū-Pa'uwela 96708



Demographics

	(rank)
Population	11,511 (34/65)
Median household income	\$94,075 (27/65)
College education rate	30.3% (37/65)
Unemployment rate	6.8% (16/65)
Racial shares:	
Asian	8.4% (58/65)
Black	0.1% (51/65)
Hawaiian or Pacific Islander	5.8% (53/65)
White	56.9% (03/65)
Two of more races	27.7% (33/65)
Under 18 population share	21.7% (28/65)
Over 65 population share	17.5% (52/65)

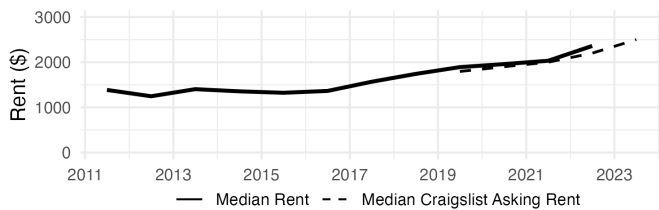
Zoning



Residential land (acres)	166 (62/65)
Residents per acre of residential land	69.4 (04/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	33.4% (32/65)
Median rent	\$2,360 (10/65)
Median asking rent (Craigslist)	\$2,500 (16/65)



Median rent paid as share of income	36.3% (14/65)
Rent burdened (>30% of income)	60.6% (16/65)
Severely rent burdened (>50% of income)	17.2% (52/65)

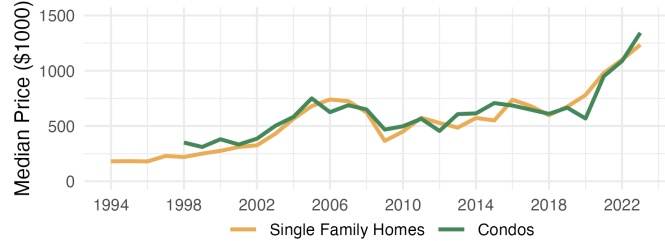
Job Access

Jobs within 30 minutes by...	
Car	4,656 (38/65)
Transit	65 (58/65)

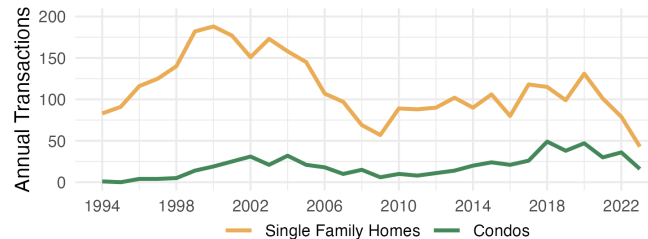


Property Market

Owner-occupier share	66.6% (34/65)
Median single-family price	\$1,235,000 (14/65)
Median condominium price	\$1,343,500 (05/58)
UHERO Repeat Sales Index	556 (15/65)
Median monthly owner costs	\$3,168 (08/65)
Median owner costs as share of income	33.6% (02/65)

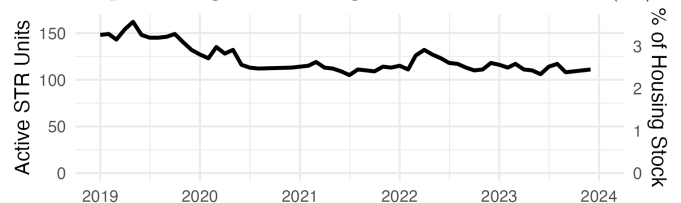


Single-family home transactions in past year	43 (36/65)
Out-of-state buyer share	23.3% (29/65)
Condominium transactions in past year	16 (38/65)
Out-of-state buyer share	25.0% (32/65)



Housing Stock

Number of housing units	4,532 (35/65)
Median age of housing units	35 years (50/65)
New projects permitted over past five years:	
Single-family homes	206 (15/65)
Median processing time	200 days (41/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	112 (28/65)
STRs as percentage of housing	2.5% (36/65)





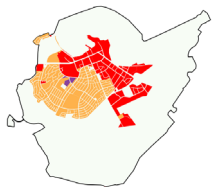
Kahului 96732



Demographics

	(rank)
Population	25,902 (24/65)
Median household income	\$98,520 (19/65)
College education rate	25.5% (49/65)
Unemployment rate	3.7% (47/65)
Racial shares:	
Asian	57.2% (05/65)
Black	1.2% (19/65)
Hawaiian or Pacific Islander	8.3% (35/65)
White	12.1% (57/65)
Two of more races	18.7% (57/65)
Under 18 population share	21.1% (32/65)
Over 65 population share	21.3% (34/65)

Zoning

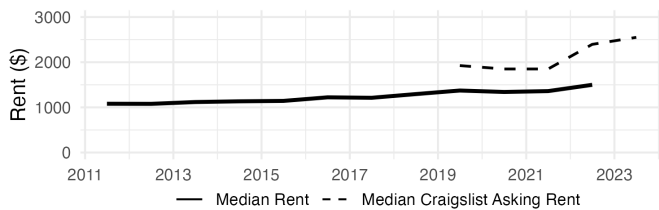


Single-family Multifamily
Business

Residential land (acres)	976 (41/65)
Residents per acre of residential land	26.6 (12/65)
Share of residential land zoned multifamily	2.2% (33/65)

Rental Market

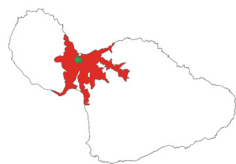
Renter share	35.3% (29/65)
Median rent	\$1,499 (48/65)
Median asking rent (Craigslist)	\$2,550 (13/65)



Median rent paid as share of income	26.7% (55/65)
Rent burdened (>30% of income)	44.4% (50/65)
Severely rent burdened (>50% of income)	22.8% (43/65)

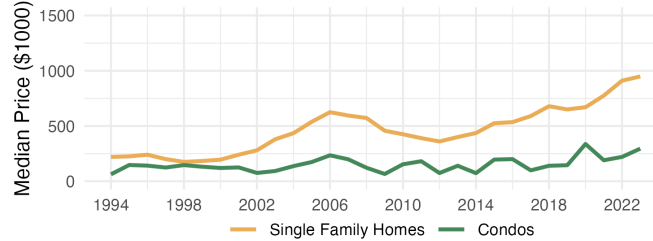
Job Access

Jobs within 30 minutes by...	
Car	37,244 (21/65)
Transit	7,703 (13/65)

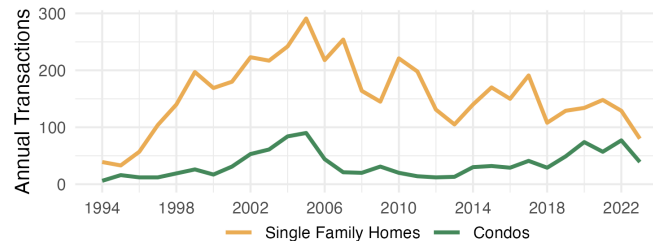


Property Market

Owner-occupier share	64.7% (37/65)
Median single-family price	\$948,750 (34/65)
Median condominium price	\$295,000 (55/58)
UHERO Repeat Sales Index	480 (27/65)
Median monthly owner costs	\$2,660 (33/65)
Median owner costs as share of income	26.5% (22/65)

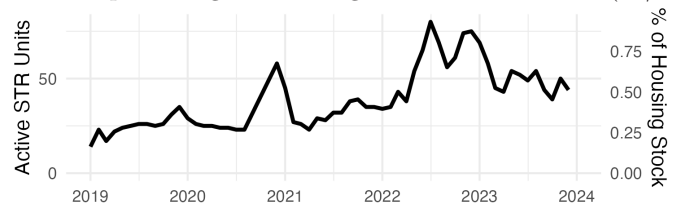


Single-family home transactions in past year	80 (25/65)
Out-of-state buyer share	10.0% (49/65)
Condominium transactions in past year	39 (30/65)
Out-of-state buyer share	15.4% (39/65)



Housing Stock

Number of housing units	8,582 (26/65)
Median age of housing units	45 years (27/65)
New projects permitted over past five years:	
Single-family homes	135 (21/65)
Median processing time	204 days (40/65)
Multi-family developments	7 (27/65)
Median processing time	231 days (40/46)
Active short-term vacation rentals (STRs)	50 (45/65)
STRs as percentage of housing	0.6% (50/65)





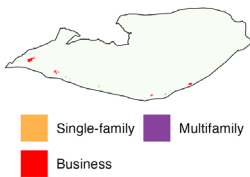
Kaunakakai 96748



Demographics

	(rank)
Population	4,827 (45/65)
Median household income	\$71,125 (58/65)
College education rate	21.6% (57/65)
Unemployment rate	10.1% (09/65)
Racial shares:	
Asian	7.7% (60/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	35.2% (03/65)
White	17.4% (47/65)
Two of more races	38.8% (07/65)
Under 18 population share	26.7% (08/65)
Over 65 population share	21.7% (30/65)

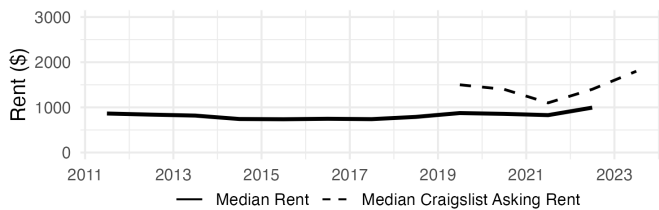
Zoning



Residential land (acres)	36 (64/65)
Residents per acre of residential land	132.9 (01/65)
Share of residential land zoned multifamily	54.5% (05/65)

Rental Market

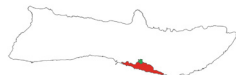
Renter share	40.4% (19/65)
Median rent	\$994 (63/65)
Median asking rent (Craigslist)	\$1,800 (53/65)



Median rent paid as share of income	33.7% (22/65)
Rent burdened (>30% of income)	55.4% (25/65)
Severely rent burdened (>50% of income)	41.3% (06/65)

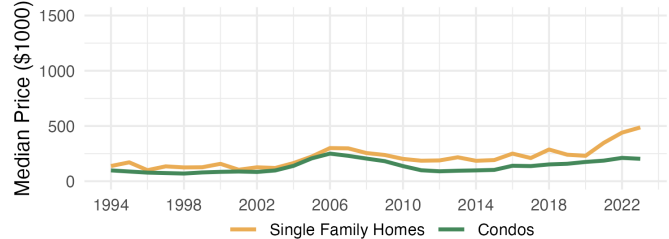
Job Access

Jobs within 30 minutes by...	
Car	310 (64/65)
Transit	93 (55/65)

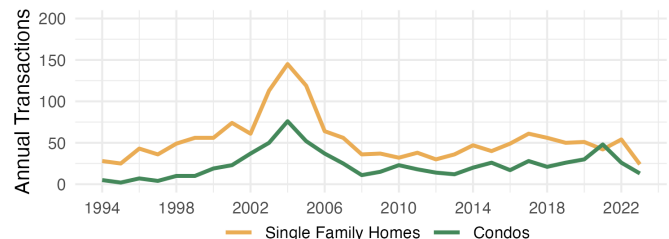


Property Market

Owner-occupier share	59.6% (47/65)
Median single-family price	\$487,000 (56/65)
Median condominium price	\$203,000 (58/58)
UHERO Repeat Sales Index	369 (56/65)
Median monthly owner costs	\$1,890 (57/65)
Median owner costs as share of income	29.9% (11/65)



Single-family home transactions in past year	24 (48/65)
Out-of-state buyer share	25.0% (25/65)
Condominium transactions in past year	13 (39/65)
Out-of-state buyer share	53.8% (12/65)



Housing Stock

Number of housing units	2,131 (47/65)
Median age of housing units	47 years (20/65)
New projects permitted over past five years:	
Single-family homes	43 (50/65)
Median processing time	224 days (36/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	118 (27/65)
STRs as percentage of housing	5.5% (22/65)





Kīhei 96753



Demographics

	(rank)
Population	28,909 (21/65)
Median household income	\$89,776 (33/65)
College education rate	35.4% (21/65)
Unemployment rate	6.2% (21/65)
Racial shares:	
Asian	19.0% (39/65)
Black	0.8% (33/65)
Hawaiian or Pacific Islander	3.4% (61/65)
White	50.6% (04/65)
Two of more races	23.3% (42/65)
Under 18 population share	17.0% (52/65)
Over 65 population share	19.8% (41/65)

Zoning

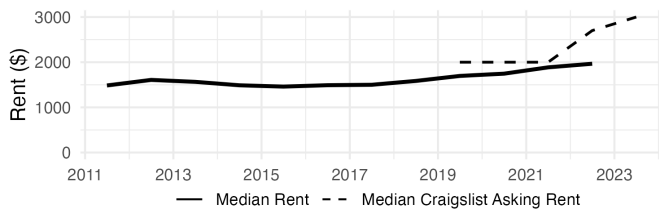


Residential land (acres)	2,295 (26/65)
Residents per acre of residential land	12.6 (34/65)
Share of residential land zoned multifamily	37.9% (08/65)

■ Single-family
 ■ Multifamily
■ Business

Rental Market

Renter share	38.2% (22/65)
Median rent	\$1,966 (21/65)
Median asking rent (Craigslist)	\$3,000 (03/65)



Median rent paid as share of income	37.8% (12/65)
Rent burdened (>30% of income)	62.1% (11/65)
Severely rent burdened (>50% of income)	33.5% (10/65)

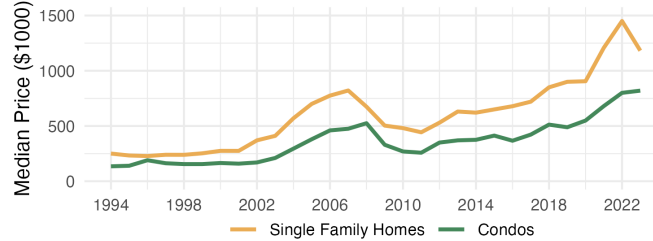
Job Access

Jobs within 30 minutes by...	
Car	21,265 (27/65)
Transit	4,748 (18/65)

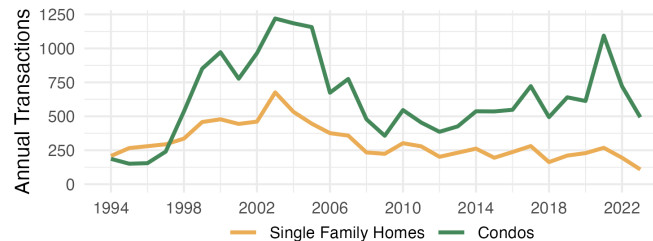


Property Market

Owner-occupier share	61.8% (44/65)
Median single-family price	\$1,182,000 (16/65)
Median condominium price	\$820,000 (18/58)
UHERO Repeat Sales Index	495 (23/65)
Median monthly owner costs	\$2,756 (28/65)
Median owner costs as share of income	28.2% (16/65)

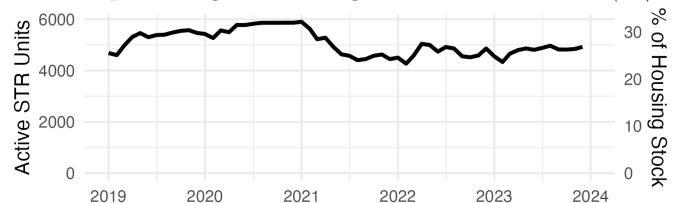


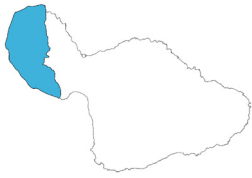
Single-family home transactions in past year	109 (15/65)
Out-of-state buyer share	37.6% (11/65)
Condominium transactions in past year	493 (04/65)
Out-of-state buyer share	55.8% (11/65)



Housing Stock

Number of housing units	18,377 (11/65)
Median age of housing units	37 years (49/65)
New projects permitted over past five years:	
Single-family homes	126 (24/65)
Median processing time	308 days (16/65)
Multi-family developments	90 (01/65)
Median processing time	416 days (20/46)
Active short-term vacation rentals (STRs)	4,770 (02/65)
STRs as percentage of housing	26.0% (05/65)





Lāhainā

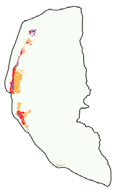
96761



Demographics

	(rank)
Population	23,214 (25/65)
Median household income	\$92,889 (28/65)
College education rate	27.4% (47/65)
Unemployment rate	6.6% (17/65)
Racial shares:	
Asian	27.8% (28/65)
Black	0.4% (42/65)
Hawaiian or Pacific Islander	7.5% (40/65)
White	36.9% (20/65)
Two of more races	24.9% (39/65)
Under 18 population share	21.5% (29/65)
Over 65 population share	18.2% (48/65)

Zoning

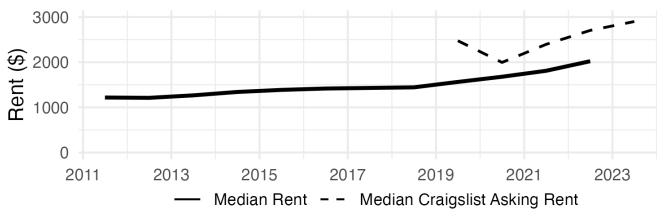


Residential land (acres)	1,870 (33/65)
Residents per acre of residential land	12.4 (35/65)
Share of residential land zoned multifamily	19.8% (13/65)

Single-family Multifamily
Business

Rental Market

Renter share	42.8% (16/65)
Median rent	\$2,022 (19/65)
Median asking rent (Craigslist)	\$2,900 (05/65)



Median rent paid as share of income	31.6% (30/65)
Rent burdened (>30% of income)	52.5% (33/65)
Severely rent burdened (>50% of income)	27.7% (24/65)

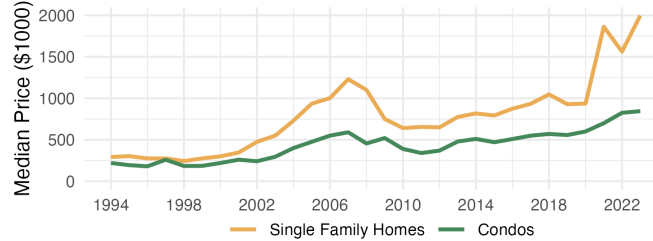
Job Access

Jobs within 30 minutes by...	
Car	10,378 (33/65)
Transit	302 (42/65)

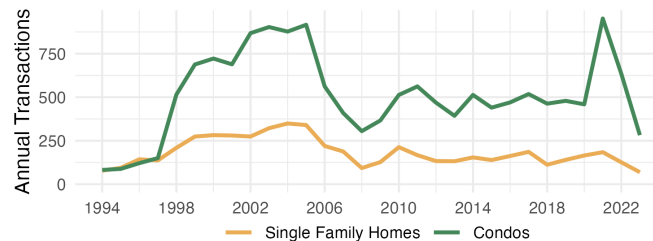


Property Market

Owner-occupier share	57.2% (50/65)
Median single-family price	\$1,998,000 (03/65)
Median condominium price	\$845,000 (15/58)
UHERO Repeat Sales Index	481 (26/65)
Median monthly owner costs	\$3,114 (12/65)
Median owner costs as share of income	25.7% (33/65)

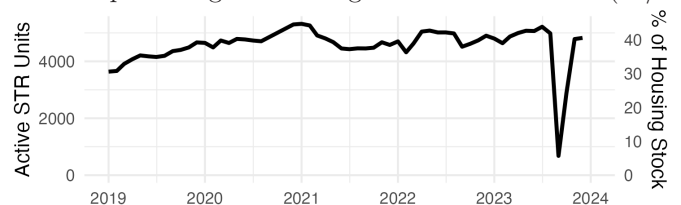


Single-family home transactions in past year	69 (29/65)
Out-of-state buyer share	46.4% (06/65)
Condominium transactions in past year	282 (06/65)
Out-of-state buyer share	65.6% (04/65)



Housing Stock

Number of housing units	11,912 (24/65)
Median age of housing units	44 years (28/65)
New projects permitted over past five years:	
Single-family homes	284 (09/65)
Median processing time	284 days (21/65)
Multi-family developments	47 (05/65)
Median processing time	466 days (13/46)
Active short-term vacation rentals (STRs)	4,401 (03/65)
STRs as percentage of housing	36.9% (03/65)





Lānaʻi City

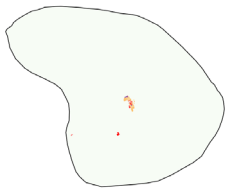
96763



Demographics

	(rank)
Population	3,218 (56/65)
Median household income	\$80,536 (46/65)
College education rate	25.9% (48/65)
Unemployment rate	2.4% (63/65)
Racial shares:	
Asian	50.8% (11/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	9.7% (30/65)
White	12.8% (54/65)
Two of more races	23.2% (43/65)
Under 18 population share	19.6% (40/65)
Over 65 population share	20.7% (37/65)

Zoning

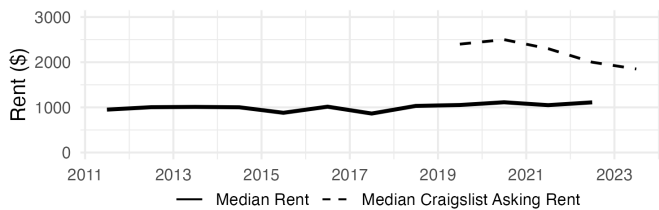


Residential land (acres)	167 (61/65)
Residents per acre of residential land	19.2 (20/65)
Share of residential land zoned multifamily	12.1% (20/65)



Rental Market

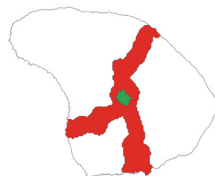
Renter share	47.2% (10/65)
Median rent	\$1,111 (60/65)
Median asking rent (Craigslist)	\$1,850 (50/65)



Median rent paid as share of income	15.5% (65/65)
Rent burdened (>30% of income)	16.7% (65/65)
Severely rent burdened (>50% of income)	8.3% (63/65)

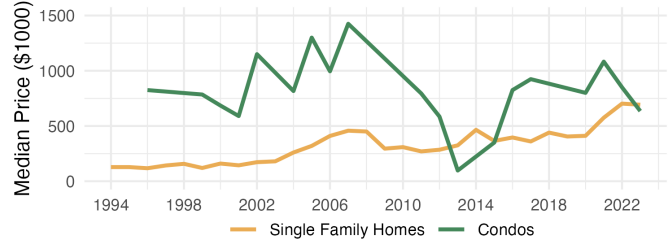
Job Access

Jobs within 30 minutes by...	
Car	1,368 (55/65)
Transit	950 (31/65)

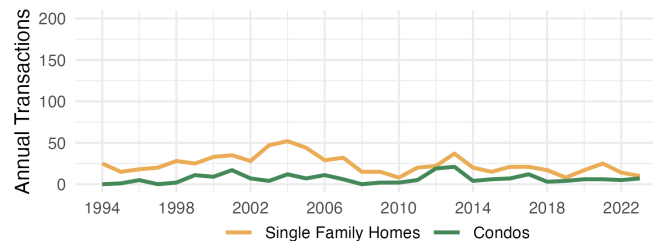


Property Market

Owner-occupier share	52.8% (56/65)
Median single-family price	\$692,500 (50/65)
Median condominium price	\$635,000 (31/58)
UHERO Repeat Sales Index	504 (21/65)
Median monthly owner costs	\$1,926 (54/65)
Median owner costs as share of income	19.0% (61/65)

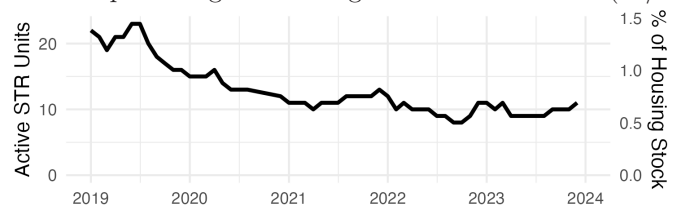


Single-family home transactions in past year	10 (61/65)
Out-of-state buyer share	20.0% (35/65)
Condominium transactions in past year	7 (45/65)
Out-of-state buyer share	14.3% (41/65)



Housing Stock

Number of housing units	1,592 (53/65)
Median age of housing units	43 years (29/65)
New projects permitted over past five years:	
Single-family homes	163 (18/65)
Median processing time	165 days (50/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	10 (60/65)
STRs as percentage of housing	0.6% (50/65)





Pukalani 96768



Demographics

	(rank)
Population	18,662 (29/65)
Median household income	\$113,528 (09/65)
College education rate	34.2% (24/65)
Unemployment rate	3.6% (49/65)
Racial shares:	
Asian	21.3% (36/65)
Black	0.7% (34/65)
Hawaiian or Pacific Islander	9.3% (33/65)
White	34.3% (24/65)
Two of more races	29.7% (27/65)
Under 18 population share	19.0% (47/65)
Over 65 population share	20.3% (39/65)

Zoning

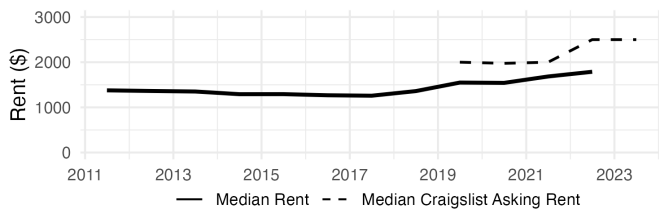


Residential land (acres)	1,151 (39/65)
Residents per acre of residential land	16.2 (24/65)
Share of residential land zoned multifamily	4.4% (30/65)



Rental Market

Renter share	32.3% (35/65)
Median rent	\$1,788 (29/65)
Median asking rent (Craigslist)	\$2,500 (16/65)



Median rent paid as share of income	26.8% (53/65)
Rent burdened (>30% of income)	42.7% (52/65)
Severely rent burdened (>50% of income)	19.5% (47/65)

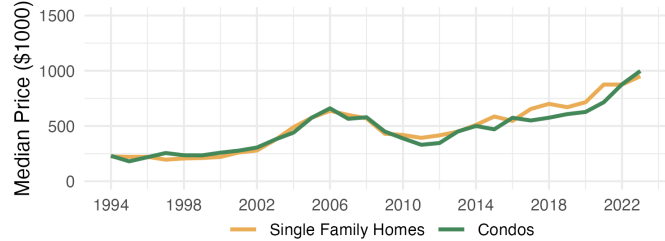
Job Access

Jobs within 30 minutes by...	
Car	23,231 (25/65)
Transit	506 (37/65)

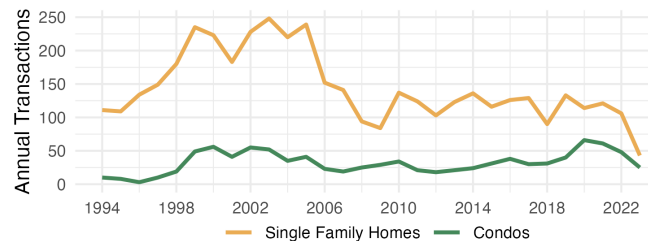


Property Market

Owner-occupier share	67.7% (30/65)
Median single-family price	\$950,000 (33/65)
Median condominium price	\$998,000 (13/58)
UHERO Repeat Sales Index	418 (44/65)
Median monthly owner costs	\$2,750 (29/65)
Median owner costs as share of income	23.4% (53/65)

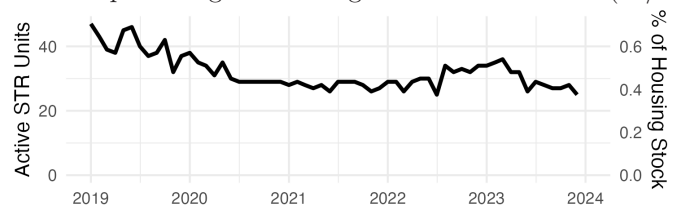


Single-family home transactions in past year	43 (36/65)
Out-of-state buyer share	20.9% (34/65)
Condominium transactions in past year	25 (36/65)
Out-of-state buyer share	20.0% (35/65)



Housing Stock

Number of housing units	6,659 (31/65)
Median age of housing units	41 years (36/65)
New projects permitted over past five years:	
Single-family homes	266 (10/65)
Median processing time	240 days (31/65)
Multi-family developments	4 (32/65)
Median processing time	310 days (29/46)
Active short-term vacation rentals (STRs)	30 (52/65)
STRs as percentage of housing	0.4% (53/65)





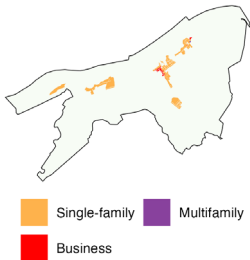
Pā'ia 96779



Demographics

	(rank)
Population	2,489 (60/65)
Median household income	\$107,083 (14/65)
College education rate	37.2% (18/65)
Unemployment rate	11.6% (04/65)
Racial shares:	
Asian	14.9% (48/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	19.0% (11/65)
White	44.1% (10/65)
Two of more races	20.2% (51/65)
Under 18 population share	15.5% (55/65)
Over 65 population share	17.4% (53/65)

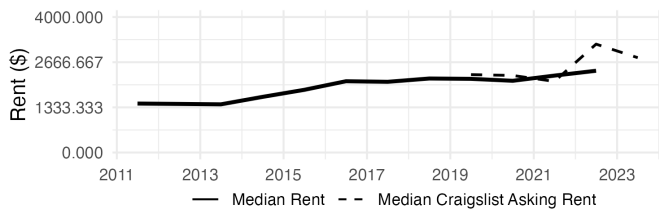
Zoning



Residential land (acres)	286 (60/65)
Residents per acre of residential land	8.7 (38/65)
Share of residential land zoned multifamily	0.4% (39/65)

Rental Market

Renter share	34.3% (31/65)
Median rent	\$2,414 (08/65)
Median asking rent (Craigslist)	\$2,800 (07/65)



Median rent paid as share of income	38.3% (10/65)
Rent burdened (>30% of income)	57.1% (23/65)
Severely rent burdened (>50% of income)	45.2% (04/65)

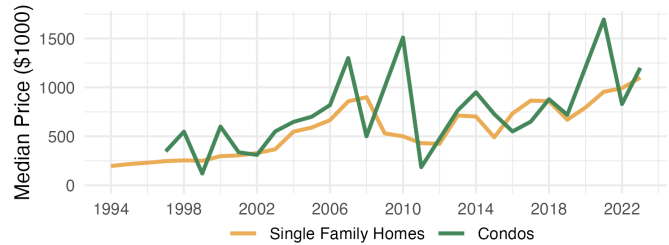
Job Access

Jobs within 30 minutes by...	
Car	32,002 (22/65)
Transit	933 (32/65)

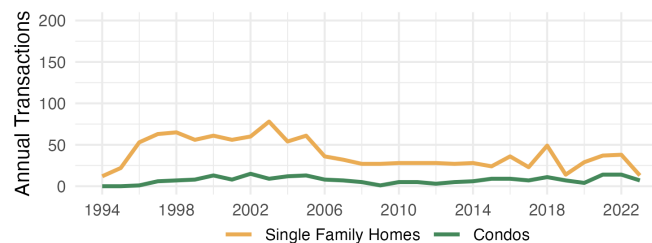


Property Market

Owner-occupier share	65.7% (35/65)
Median single-family price	\$1,100,000 (19/65)
Median condominium price	\$1,200,000 (09/58)
UHERO Repeat Sales Index	561 (14/65)
Median monthly owner costs	\$2,684 (32/65)
Median owner costs as share of income	25.1% (37/65)

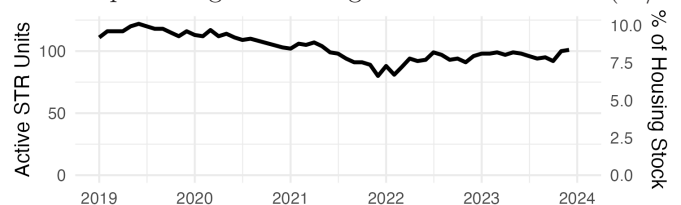


Single-family home transactions in past year	13 (58/65)
Out-of-state buyer share	23.1% (31/65)
Condominium transactions in past year	7 (45/65)
Out-of-state buyer share	42.9% (18/65)



Housing Stock

Number of housing units	1,209 (60/65)
Median age of housing units	41 years (36/65)
New projects permitted over past five years:	
Single-family homes	20 (56/65)
Median processing time	245 days (29/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	97 (33/65)
STRs as percentage of housing	8.0% (15/65)





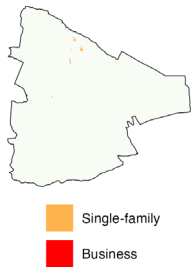
Kula 96790



Demographics

	(rank)
Population	9,077 (36/65)
Median household income	\$95,990 (23/65)
College education rate	35.3% (22/65)
Unemployment rate	5.6% (29/65)
Racial shares:	
Asian	14.1% (52/65)
Black	0.0% (53/65)
Hawaiian or Pacific Islander	13.5% (19/65)
White	47.5% (06/65)
Two of more races	22.6% (45/65)
Under 18 population share	21.9% (27/65)
Over 65 population share	24.1% (14/65)

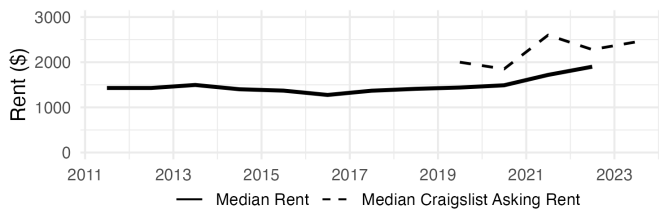
Zoning



Residential land (acres)	128 (63/65)
Residents per acre of residential land	70.7 (03/65)
Share of residential land zoned multifamily	0.0% (43/65)

Rental Market

Renter share	28.9% (42/65)
Median rent	\$1,900 (23/65)
Median asking rent (Craigslist)	\$2,450 (20/65)



Median rent paid as share of income	29.9% (37/65)
Rent burdened (>30% of income)	49.7% (37/65)
Severely rent burdened (>50% of income)	31.3% (16/65)

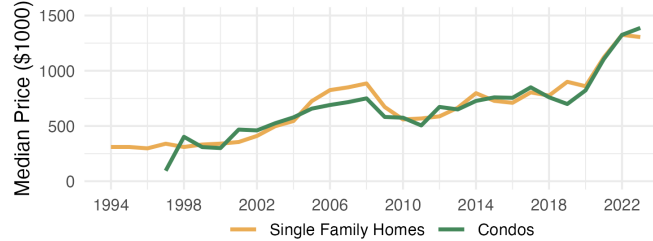
Job Access

Jobs within 30 minutes by...	
Car	4,464 (39/65)
Transit	263 (44/65)

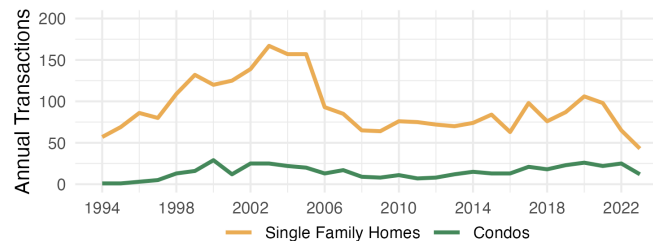


Property Market

Owner-occupier share	71.1% (24/65)
Median single-family price	\$1,305,000 (12/65)
Median condominium price	\$1,387,500 (04/58)
UHERO Repeat Sales Index	438 (39/65)
Median monthly owner costs	\$3,138 (10/65)
Median owner costs as share of income	32.7% (03/65)

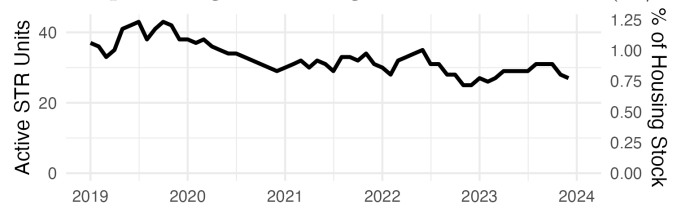


Single-family home transactions in past year	43 (36/65)
Out-of-state buyer share	18.6% (36/65)
Condominium transactions in past year	12 (40/65)
Out-of-state buyer share	50.0% (13/65)



Housing Stock

Number of housing units	3,490 (38/65)
Median age of housing units	41 years (36/65)
New projects permitted over past five years:	
Single-family homes	181 (17/65)
Median processing time	217 days (39/65)
Multi-family developments	0 (47/65)
Median processing time	- days (-/46)
Active short-term vacation rentals (STRs)	29 (53/65)
STRs as percentage of housing	0.8% (47/65)





Wailuku 96793



Demographics

	(rank)
Population	33,414 (18/65)
Median household income	\$107,101 (13/65)
College education rate	28.4% (43/65)
Unemployment rate	4.1% (42/65)
Racial shares:	
Asian	33.3% (24/65)
Black	1.4% (16/65)
Hawaiian or Pacific Islander	14.6% (14/65)
White	17.5% (46/65)
Two of more races	31.4% (23/65)
Under 18 population share	26.1% (10/65)
Over 65 population share	16.1% (56/65)

Zoning

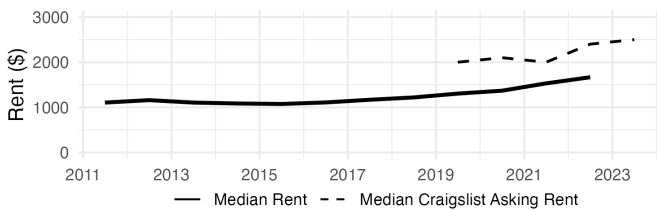


Single-family Multifamily
Business

Residential land (acres)	1,077 (40/65)
Residents per acre of residential land	31.0 (09/65)
Share of residential land zoned multifamily	3.4% (31/65)

Rental Market

Renter share	26.1% (49/65)
Median rent	\$1,667 (39/65)
Median asking rent (Craigslist)	\$2,500 (16/65)



Median rent paid as share of income	33.4% (24/65)
Rent burdened (>30% of income)	58.7% (21/65)
Severely rent burdened (>50% of income)	29.8% (20/65)

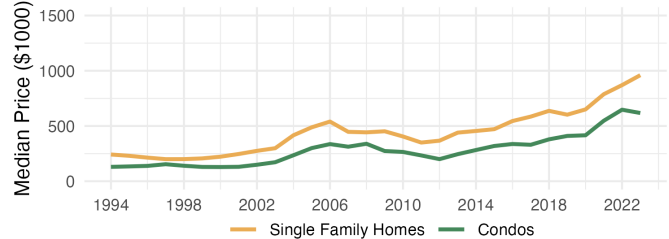
Job Access

Jobs within 30 minutes by...	
Car	31,966 (23/65)
Transit	11,272 (10/65)

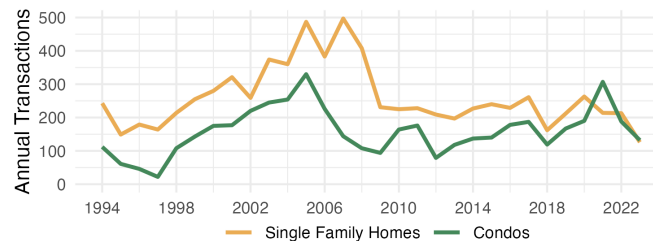


Property Market

Owner-occupier share	73.9% (17/65)
Median single-family price	\$960,000 (31/65)
Median condominium price	\$617,500 (32/58)
UHERO Repeat Sales Index	441 (37/65)
Median monthly owner costs	\$2,645 (34/65)
Median owner costs as share of income	25.5% (34/65)

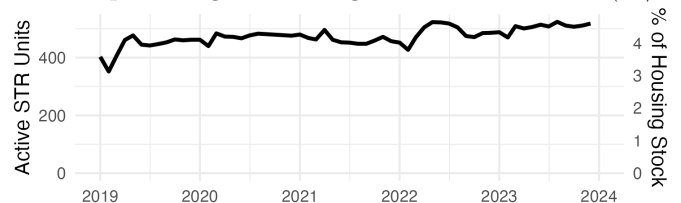


Single-family home transactions in past year	126 (13/65)
Out-of-state buyer share	15.1% (42/65)
Condominium transactions in past year	132 (19/65)
Out-of-state buyer share	37.9% (20/65)



Housing Stock

Number of housing units	11,276 (25/65)
Median age of housing units	35 years (50/65)
New projects permitted over past five years:	
Single-family homes	493 (05/65)
Median processing time	146 days (55/65)
Multi-family developments	15 (11/65)
Median processing time	399 days (21/46)
Active short-term vacation rentals (STRs)	506 (10/65)
STRs as percentage of housing	4.5% (27/65)



UHERO

THE ECONOMIC RESEARCH ORGANIZATION
AT THE UNIVERSITY OF HAWAII

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Hawaiian Airlines
Hawaiian Electric Industries
Matson
Tradewind Group

KUAHIWI - A HIGH HILL, MOUNTAIN

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Castle & Cooke Hawaii
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The Howard Hughes Corporation
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Stanford Carr Development
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Foodland Super Market, Ltd.
The Hawaii Laborers & Employers Cooperation
and Education Trust Fund
Hawaii National Bank
Hawaii Tourism Authority
HC&D, LLC
Honolulu Board of Realtors
The Natural Energy Laboratory of Hawaii Authority
Pacific Cost Engineering
The Pacific Resource Partnership
Trinity Investments

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