



Hawaii Condominium Data and Statistics

Data in this document comes from the 2020 State of Hawaii Databook, published by the State of Hawaii’s Office of Research and Economic Analysis, which is housed in the Department of Business, Economic Development and Tourism. Per this data, there are an estimated 155,571 condo units in Hawaii, out of an estimated housing stock of 554,088 units in total. 350,571 housing units are located in the City and County of Honolulu.

Note: Please note that due to data sources, different methodologies, and data limitations, the information in this report does not exactly match published Foundation for Community Association Research (FCAR) data. FCAR’s data is more comprehensive using many data sources to estimate community association data and statistics. FCAR’s data, including full statistics for each state, please visit- <https://foundation.caionline.org/publications/factbook/>. Please also be aware that the State of Hawaii does not track association fees separately from other shelter expenses that are not rent or mortgage payments.

Data from the State of Hawaii Databook:

- Statewide, 64% of total housing units were built between 1940 and 1989. In the City and County of Honolulu, this number is 69.9%.
- Approximately 63.27% of all housing units in Hawaii are located within the City and County of Honolulu.
- 2020 saw 75 projects converting rental units to condo units across the State of Hawaii. This generated 386 condo units. The greatest number of conversion projects occurred in 2006, with 164 projects yielding 1,177 condo units. In 2005, 135 conversion projects yielded 2,347 condo units, which is the greatest number of units in this dataset (1994-2020).

Total Condo Units in State	155,571
Owner-Occupied Units (Total Housing Stock)	270,377
Number of Condo Associations	1,500
Mean Price of Condo Sales (Statewide)	\$452,000
City and County of Honolulu Housing Stock, 3 or More Units in Structure	146,306
Owner-Occupied Units (Total Housing Stock)	175,751



Table 21.19-- CHARACTERISTICS OF HOUSING UNITS AND HOUSEHOLDS, FOR THE STATE, 2016 AND 2019, AND COUNTY, 2019

Subject	State		County, 2019			
	2016	2019	Honolulu	Maui	Hawaii	Kauai
Median household income (dollars)	72,821	74,983	95,455	74,451	59,503	74,527
Average monthly mortgage payment (dollars)	1,987	2,108	2,275	2,063	1,483	2,134
Average monthly rent (dollars)	1,554	1,717	1,818	1,644	1,210	1,543
Monthly shelter payment as percent of monthly household income						
No shelter payment	21.4	17.3	17.0	14.5	21.1	17.2
Under 30 percent	36.8	43.2	44.1	43.3	41.0	38.3
30 to 40 percent	11.3	9.7	9.7	10.5	8.8	10.5
Over 40 percent	24.6	23.1	23.1	23.8	21.8	24.5
Not enough information	5.9	6.7	6.1	7.8	7.3	9.4

1/ Based on more than 2 persons per bedroom.

2/ Housing units that are occupied by two or more families or groups of persons who are not related by

3/ Other household types include a mixture of related and unrelated individuals.

Source: SMS Research & Marketing Services, Inc., *Hawai'i Housing Planning Study, 2019*

(December 2019) <https://dbedt.hawaii.gov/hhfdc/files/2020/02/State_HHPS2019_Report-FINAL-Dec.-2019-Rev.-02102020.pdf> accessed April 20, 2020.