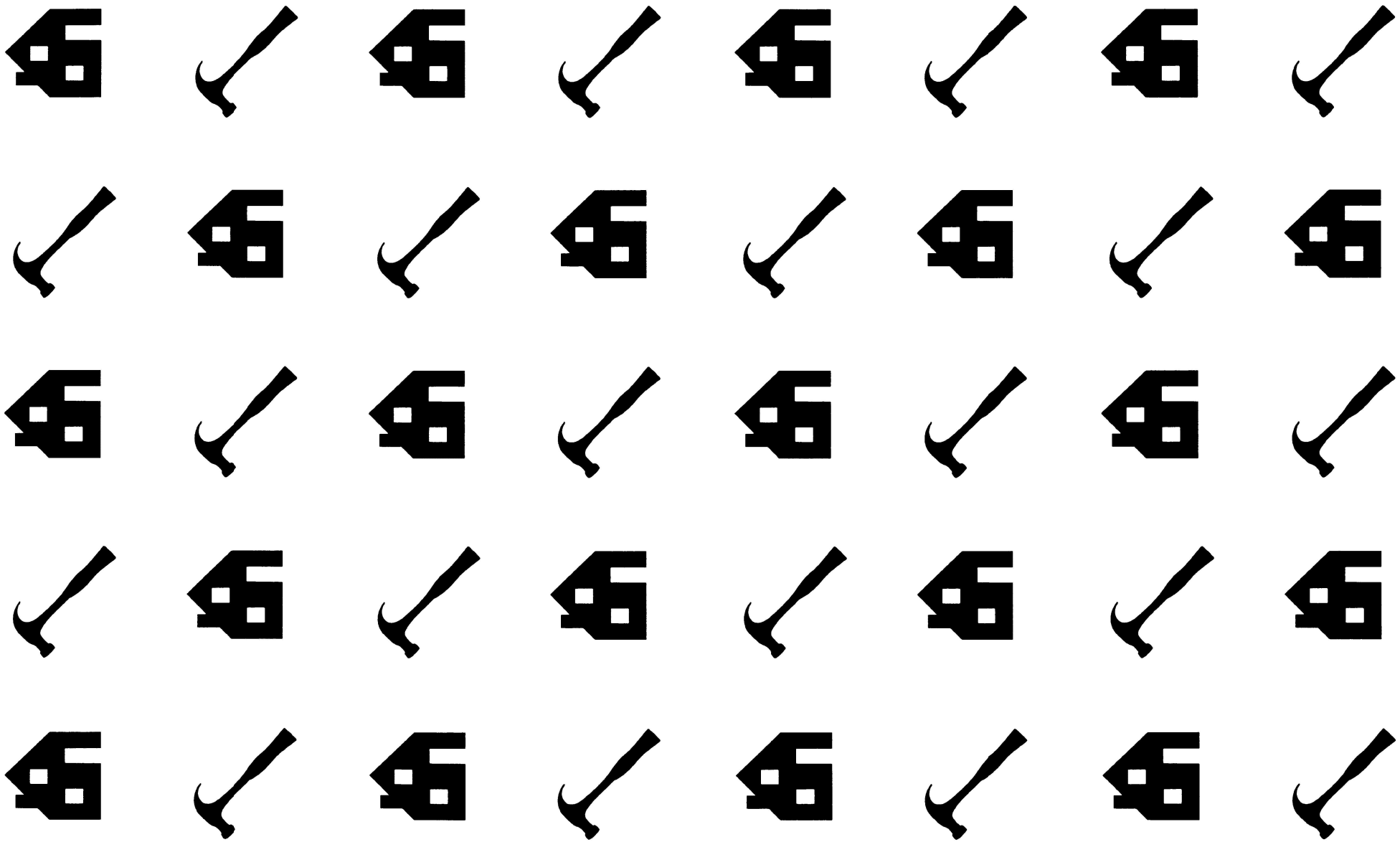
# Construction & Housing



Section 8

# CONSTRUCTION & HOUSING

Statistics on building permits, construction authorizations and modifications for both public and private projects are covered in this section. Tenure and control of real property is reflected here, as are Maui's housing characteristics by division and census designated place.

In 2023, there were approximately 56,848 occupied housing units on Maui of which around 35,883 (63.1%) were owner-occupied.

## 8.1.1

# NUMBER AND VALUE OF BUILDING PERMITS
# MAUI COUNTY

| Year | Number Issued | Estimated Value ($1,000) |
|---|---|---|
| 2007 | 2,196 | 727,772 |
| 2008 | 1,607 | 443,840 |
| 2009 | 1,130 | 224,437 |
| 2010 | 1,016 | 194,607 |
| 2011 | 1,076 | 243,683 |
| 2012 | 1,169 | 366,994 |
| 2013 | 1,200 | 325,014 |
| 2014 | 1,267 | 443,617 |
| 2015 | 1,280 | 731,491 |
| 2016 | 1,178 | 384,686 |
| 2017 | 1,348 | 477,528 |
| 2018 | 1,232 | 559,832 |
| 2019 | 1,307 | 483,008 |
| 2020 | 1,039 | 471,647 |
| 2021 | 1,351 | 635,569 |
| 2022 | 1,100 | 572,019 |
| 2023 | 1,154 | 774,651 |

Source: County building departments and U.S. Census Bureau, building permits data.

## 8.1.2

# VALUE OF BUILDING PERMITS BY TYPE
# MAUI COUNTY

*In thousands of dollars*

| Category | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|
| Residential | 240,388 | 218,056 | 204,980 | 395,237 | 309,616 | 342,688 |
| Hotel | 67,518 | 46,225 | 56,908 | - | 38,830 | 127,690 |
| Non-residential | 137,673 | 75,789 | 90,481 | 127,174 | 103,024 | 147,365 |
| Additions and alterations | 114,253 | 142,938 | 119,278 | 113,158 | 120,548 | 156,908 |
| **Total** | **559,832** | **483,008** | **471,647** | **635,569** | **572,019** | **774,651** |

Source: Maui County; compiled by the Hawai'i State Department of Business, Economic Development and Tourism.

## 8.1.3

# PRIVATE RESIDENTIAL CONSTRUCTION AUTHORIZATIONS
# MAUI COUNTY

| | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| **Authorized Housing Units (number)** | | | | | |
| New single family units | 514 | 306 | 395 | 292 | 469 |
| New multi-family units | 140 | 220 | 545 | 392 | 137 |
| **Total** | **654** | **526** | **940** | **684** | **606** |
| **Permit Value ($)** | | | | | |
| New single family units | 170,614,755 | 135,321,813 | 198,136,824 | 189,546,469 | 208,839,082 |
| New multi-family units | 47,441,194 | 69,657,691 | 198,070,043 | 119,947,807 | 95,080,470 |
| **Total** | **218,055,949** | **204,979,504** | **396,206,867** | **309,494,276** | **303,919,552** |

SOURCE: U.S. CENSUS BUREAU, ANNUAL NEW PRIVATELY-OWNED RESIDENTIAL BUILDING PERMITS; COUNTY OF MAUI, DEVELOPMENT SERVICES ADMINISTRATION, BUILDING PERMIT SECTION.

## 8.1.4

# PRIVATE RESIDENTIAL CONSTRUCTION AND DEMOLITION AUTHORIZED BY PERMITS
# MAUI COUNTY

| Year | New Single Family Units | New Duplex Units | New Apartments | Units Demolished |
|---|---|---|---|---|
| 2008 | 535 | 142 | 113 | 39 |
| 2009 | 280 | 8 | 107 | 23 |
| 2010 | 212 | 8 | 59 | 26 |
| 2011 | 203 | 2 | 12 | 23 |
| 2012 | 251 | 6 | 249 | 26 |
| 2013 | 329 | 4 | 16 | 30 |
| 2014 | 331 | 14 | 0 | 44 |
| 2015 | 336 | 20 | 158 | 29 |
| 2016 | 265 | 40 | 3 | 0 |
| 2017 | 494 | 47 | 404 | 26 |
| 2018 | 374 | 28 | 438 | 32 |
| 2019 | 514 | 8 | 132 | 41 |
| 2020 | 306 | 16 | 204 | 34 |
| 2021 | 395 | 19 | 526 | 20 |
| 2022 | 292 | 54 | 338 | 53 |
| 2023 | 468 | 7 | 133 | 47 |

SOURCE: COMPILED FROM COUNTY BUILDING DEPARTMENTS BY THE HAWAIʻI STATE DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM.

8.1.5

# LOW INCOME RENTAL HOUSING AFFORDABILITY BY COUNTY

| | Maui County | Hawai'i County | Honolulu County | Kaua'i County | State |
|---|---|---|---|---|---|
| **Housing Wage** | | | | | |
| Hourly wage necessary to afford 2 bedroom FMR | $38.19 | $36.56 | $43.21 | $41.31 | $41.83 |
| **Housing Cost** | | | | | |
| 2 bedroom FMR | $1,986 | $1,901 | $2,247 | $2,148 | $2,175 |
| Income needed to afford 2 bedroom FMR | $79,440 | $76,040 | $89,880 | $85,920 | $87,013 |
| Full-time jobs at minimum wage to afford 2 bedroom FMR | 3.2 | 3.0 | 3.6 | 3.4 | 3.5 |
| **Area Median Income (AMI)** | | | | | |
| Annual AMI | $105,800 | $90,600 | $121,400 | $102,200 | $114,135 |
| Rent affordable at AMI | $2,645 | $2,265 | $3,035 | $2,555 | $2,853 |
| 30% of AMI | $31,740 | $27,180 | $36,420 | $30,660 | $34,241 |
| Rent affordable at 30% of AMI | $794 | $680 | $911 | $767 | $856 |
| **Renter Households** | | | | | |
| Number | 19,483 | 21,580 | 137,352 | 8,153 | 186,599 |
| % of total households | 36% | 30% | 42% | 36% | 39% |
| Estimated hourly mean renter wage | $19.26 | $18.75 | $23.03 | $19.43 | $21.86 |
| Rent affordable at mean renter wage | $1,002 | $975 | $1,197 | $1,010 | $1,137 |
| Full time jobs at mean renter wage needed to afford 2 bedroom FMR | 2.0 | 1.9 | 1.9 | 2.1 | 1.9 |

FMR: Fair Market Rent, calculated by the U.S. Department of Housing and Urban Development.

SOURCE: NATIONAL LOW INCOME HOUSING COALITION, OUT OF REACH 2023.

## 8.1.6

# PLANNED ADDITIONS AND NEW DEVELOPMENTS FROM MAUI VISITOR INDUSTRY PLANT SUPPLY

| Name of Facility | Planned Type | Planned Units | Estimated Completion |
|---|---|---|---|
| Maui Palms Expansion | Hotel | 136 | 2025 |
| Maui Lu Timeshare | Timeshare | 388 | 2023 |
| Kamaole Grand | Condo | 217 | NA |
| Kapalua Project, District 2-Kapalua Mauka | Mixed Use | 690 | NA |
| Plantation Inn | H-M Hotel | 14 | Unknown |
| Maui Research & Tech Park | Mixed Use / Hotel | 220 | NA |
| Down Town Kihei | Mixed Use / Hotel | 150 | 2026 |
| Wada Commercial Bldg. & Hotel | Mixed Use / Hotel | 8 | NA |
| Makena Resort M-5, M-6, S-7, B-2 | Mixed Use | 40 | 2030 |
| Grand Wailea Resort Expansion | Hotel | 151 | NA |
| Hotel Wailuku | Hotel | 156 | NA |
| Wailea Resort SF-7A/MF-12/MF-13 | Mixed Use | 289 | 2027 |
| Maui Coast Hotel Expansion | Hotel | 170 | 2024 |
| Bed and Breakfasts | B&B | 431 | NA |
| Short term rentals | STRH | 645 | NA |
| Transient vacation rentals | TVR | 71 | NA |

NA: Not available

Source: Hawai'i Tourism Authority, 2023 Visitor Plant Inventory; County of Maui Department of Planning.

## 8.1.7

# AVERAGE ANNUAL WAGES FOR CONSTRUCTION INDUSTRIES MAUI COUNTY, 2023

| Industry | Number of Establishments | Number of Employees | Total Wages | Average Annual Wages |
|---|---|---|---|---|
| **Construction** | **742** | **4,652** | **$373,768,602** | **$80,349** |
| **Construction of Buildings** | **267** | **1,640** | **$129,461,159** | **$78,944** |
| Residential | 207 | 949 | $65,927,079 | $69,488 |
| Nonresidential | 60 | 691 | $63,534,080 | $91,923 |
| **Heavy and Civil Engineering Construction** | **42** | **656** | **$73,433,166** | **$111,983** |
| Utility System Construction | 14 | 220 | $24,604,282 | $111,922 |
| Highway, Street, and Bridge Construction | 11 | 317 | $35,978,927 | $113,468 |
| **Specialty Trade Contractors** | **433** | **2,356** | **$170,874,277** | **$72,522** |
| Building Foundation/Exterior Contractors | 76 | 384 | $26,281,926 | $68,383 |
| Building Equipment Contractors | 170 | 1,177 | $91,986,963 | $78,143 |
| Building Finishing Contractors | 127 | 470 | $29,414,178 | $62,550 |
| Other Specialty Trade Contractors | 60 | 324 | $23,191,210 | $71,486 |

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages.

8.1.8

# BUILDING PERMITS ISSUED
# MAUI COUNTY, 2023

| Type of Permit | Number of Permits | Number of Units | Valuation |
|---|---|---|---|
| Single family dwellings | 467 | 468 | 208,619,122 |
| Two unit buildings | 4 | 7 | 2,720,400 |
| Five or more unit buildings | 10 | 133 | 131,343,281 |
| Residential add, alt, convert, repair, relocate | 192 | 1 | 26,190,020 |
| Hotels, motels | 7 | 0 | 127,689,936 |
| Amusement, social, and recreational | 1 | 0 | 2,847,400 |
| Industrial | 2 | 0 | 1,990,000 |
| Office, professional, and business | 16 | 0 | 32,375,829 |
| Schools and educational buildings | 2 | 0 | 12,630,000 |
| Other non-residential bldgs | 120 | 0 | 58,159,426 |
| Non-residential add, alt, convert, repair, relocate | 195 | 0 | 155,404,669 |
| Shell only | 2 | 0 | 5,500,000 |
| Structures other than bldgs | 157 | 0 | 25,557,707 |
| Fences, walls, etc. | 69 | 0 | 7,649,165 |
| Temporary structures | 16 | 0 | 693,734 |
| Demolition | 47 | 0 | 905,968 |
| **Total** | **1,307** | **609** | **800,276,656** |

SOURCE: COUNTY OF MAUI, DEVELOPMENT SERVICES ADMINISTRATION, BUILDING PERMIT SECTION.

8.1.9

# CONSTRUCTION ESTABLISHMENTS BY TYPE AND LOCATION, MAUI COUNTY, 2022

| Establishment Type | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Location** | **Number** | **Location** | **Number** | **Location** | **Number** | **Location** | **Number** |
| **Residential Building** | | | | | | | |
| Ha‘ikū | 18 | Kula | 6 | Makawao | 20 | Wailuku | 21 |
| Kahului | 10 | Lahaina | 19 | Pā‘ia | 3 | Kaunakakai | 4 |
| Kīhei | 32 | | | | | | |
| **Nonresidential Building** | | | | | | | |
| Kahului | 5 | Lahaina | 3 | Wailuku | 6 | | |
| **Utility System Construction** | | | | | | | |
| Kahului | 3 | | | | | | |
| **Heavy and Civil Engineering** | | | | | | | |
| Wailuku | 3 | | | | | | |
| **Foundation, Structure, and Building Exterior** | | | | | | | |
| Ha‘ikū | 4 | Kula | 5 | Makawao | 10 | Wailuku | 15 |
| Kīhei | 15 | Lahaina | 7 | | | | |
| **Building Equipment** | | | | | | | |
| Ha‘ikū | 7 | Kula | 9 | Makawao | 15 | Wailuku | 23 |
| Kahului | 22 | Lahaina | 10 | Pā‘ia | 4 | Kaunakakai | 3 |
| Kīhei | 16 | | | | | | |
| **Building Finishing** | | | | | | | |
| Ha‘ikū | 14 | Kula | 4 | Makawao | 7 | Pu‘unēnē | 3 |
| Kahului | 7 | Lahaina | 10 | Pā‘ia | 3 | Wailuku | 24 |
| Kīhei | 22 | | | | | | |
| **Other Specialty Trade Contractors** | | | | | | | |
| Ha‘ikū | 4 | Kula | 4 | Makawao | 7 | Wailuku | 8 |
| Kīhei | 12 | Pu‘unēnē | 3 | | | | |

Note: To comply with disclosure avoidance guidelines, results for locations with fewer than three contributing establishments are suppressed.

Source: U.S. Census Bureau, 2022 Zip Code Business Patterns.

8.2.1

# SUMMARY HOUSING CHARACTERISTICS
# MAUI COUNTY, 2023

| Characteristic | Number | Percent |
|---|---|---|
| **Total Housing Units** | **73,588** | **100.0%** |
| Median number of rooms | 4.2 | |
| **Occupied Housing Units** | **56,848** | **77.3%** |
| Structure built 1990 or later | 31,005 | 42.1% |
| Structure built before 1940 | 2,740 | 3.7% |
| Lacking complete plumbing | 159 | 0.3% |
| Lacking complete kitchen | 357 | 0.6% |
| Lacking telephone service | 461 | 0.8% |
| Moved into unit after 1999 | 45,683 | 80.4% |
| Moved into unit before 1990 | 7,155 | 12.6% |
| Occupants per room of 1.51 or more | 1,742 | 3.1% |
| **Owner-Occupied Units** | **35,883** | **63.1%** |
| Median value | $934,500 | |
| With a mortgage | 22,555 | 62.9% |
| Median monthly costs | $2,655 | |
| Monthly costs were 35% or more of income | 6,953 | 31.0% |
| Not mortgaged | 13,328 | 37.1% |
| Median monthly costs | $558 | |
| **Renter-Occupied Units** | **20,965** | **36.9%** |
| Median gross rent | $1,828 | |
| Rent was 35% or more of income | 8,358 | 45.1% |

SOURCE: U.S. CENSUS BUREAU, 2023 AMERICAN COMMUNITY SURVEY ONE-YEAR ESTIMATES.

8.2.2

# SELECTED HOUSING CHARACTERISTICS
# MAUI COUNTY

| Maui County | 2020 [1] | 2021 | 2022 | 2023 |
|---|---|---|---|---|
| **All Housing Units** | **73,535** | **72,129** | **72,941** | **73,588** |
| **Units in Structure** | | | | |
| 1 unit, detached | 43,350 | 42,207 | 44,172 | 43,111 |
| 1 unit, attached | 5,041 | 4,951 | 4,318 | 5,446 |
| 2 to 4 units | 5,114 | 4,997 | 5,570 | 5,764 |
| 5 to 9 units | 5,182 | 5,376 | 5,358 | 6,471 |
| 10 or more units | 14,574 | 13,895 | 13,197 | 12,324 |
| Mobile home, boat, other | 274 | 703 | 326 | 472 |
| Median number of rooms | 4.3 | 4.4 | 4.3 | 4.2 |
| **Occupied Housing Units** | **55,620** | **56,319** | **57,355** | **56,848** |
| With 1.01 or more occupants/room | 5,190 | 6,272 | 6,480 | 6,071 |
| **Vacant Housing Units** | **17,915** | **15,810** | **15,586** | **16,740** |
| For seasonal use [2] | 6,726 | 6,448 | 7,491 | 8,914 |
| Homeowner vacancy rate | 1.2 | 0.2 | 0.4 | 0.5 |
| Rental vacancy rate | 28.1 | 29.5 | 11.0 | 4.9 |
| **Owner-Occupied Units** | **34,778** | **37,781** | **36,985** | **35,883** |
| Percent of all occupied units | 62.5% | 67.1% | 64.5% | 63.1% |
| Average household size | 3.11 | 2.95 | 2.92 | 2.98 |
| **Value of Owner-Occupied Units** | | | | |
| Total units | 34,778 | 37,781 | 36,985 | 35,883 |
| Less than $100,000 unit value | 486 | 1,354 | 784 | 704 |
| $100,000 to $199,999 | 764 | 858 | 902 | 792 |
| $200,000 to $299,999 | 1,502 | 1,677 | 571 | 1,071 |
| $300,000 to $499,999 | 6,298 | 6,096 | 3,949 | 3,001 |
| $500,000 to $999,999 | 19,433 | 19,797 | 15,286 | 14,778 |
| $1 million or more | 6,002 | 7,999 | 15,493 | 15,537 |
| Median value | **$657,400** | **$744,400** | **$922,700** | **$934,500** |
| **Renter-Occupied Units** | **20,842** | **18,538** | **20,370** | **20,965** |
| Percent of all occupied units | 37.5% | 32.9% | 35.5% | 36.9% |
| Average household size | 2.68 | 2.71 | 2.62 | 2.61 |
| **Gross Rent** | | | | |
| Total renters | 20,842 | 18,538 | 20,370 | 19,066 |
| Less than $500 rent | 1,412 | 511 | 1,407 | 1,280 |
| $500 to $999 | 2,097 | 2,745 | 3,190 | 2,937 |
| $1,000 to $1,499 | 5,630 | 4,364 | 3,486 | 2,941 |
| $1,500 or more | 9,925 | 9,124 | 11,170 | 11,908 |
| No cash rent | 1,778 | 1,794 | 1,117 | 1,899 |
| Median rent | **$1,543** | **$1,592** | **$1,662** | **$1,828** |

1. American Community Survey 5-Year Estimates. 2. ACS 5-Year Estimates for 2020 and 2021.

SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY ONE-YEAR ESTIMATES.

8.2.3

# HOUSING UNIT CHARACTERISTICS OF CENSUS DESIGNATED PLACES (CDP), MAUI COUNTY

| 2023 | Total Housing Units | Occupied Housing Units | Owner Occupied Units | Renter Occupied Units |
|---|---|---|---|---|
| **Maui Island** | | | | |
| Haiʻkū-Paʻuwela CDP | 3,690 | 3,383 | 2,229 | 1,154 |
| Hāliʻimaile CDP | 327 | 314 | 170 | 144 |
| Hāna CDP | 460 | 349 | 177 | 172 |
| Kāʻanapali CDP | 1,954 | 532 | 463 | 69 |
| Kahului CDP | 8,681 | 8,117 | 4,990 | 3,127 |
| Kapalua CDP | 1,058 | 165 | 142 | 23 |
| Kēōkea CDP | 824 | 789 | 631 | 158 |
| Kīhei CDP | 12,072 | 8,135 | 4,836 | 3,299 |
| Kula CDP | 2,781 | 2,405 | 1,663 | 742 |
| Lahaina CDP | 3,959 | 3,379 | 1,843 | 1,536 |
| Launiupoko CDP | 341 | 258 | 220 | 38 |
| Maʻalaea CDP | 611 | 160 | 107 | 53 |
| Mahinahina CDP | 413 | 376 | 319 | 57 |
| Makawao CDP | 2,759 | 2,605 | 1,696 | 909 |
| Mākena CDP | 106 | 58 | 57 | 1 |
| Nāpili-Honokōwai CDP | 4,079 | 2,316 | 1,228 | 1,088 |
| Olinda CDP | 464 | 427 | 293 | 134 |
| Olowalu CDP | 33 | 21 | 12 | 9 |
| Pāʻia CDP | 973 | 838 | 510 | 328 |
| Pukalani CDP | 3,037 | 2,968 | 1,784 | 1,184 |
| Waiheʻe-Waiehu CDP | 2,908 | 2,787 | 2,417 | 370 |
| Waikapū CDP | 1,148 | 1,132 | 934 | 198 |
| Wailea CDP | 6,125 | 2,998 | 2,037 | 961 |
| Wailuku CDP | 6,720 | 6,007 | 4,182 | 1,825 |
| **Molokaʻi** | | | | |
| Kaunakakai CDP | 1,455 | 1,100 | 624 | 476 |
| Kualapuʻu CDP | 737 | 652 | 514 | 138 |
| Maunaloa CDP | 137 | 104 | 33 | 71 |
| Ualapuʻe CDP | 276 | 217 | 160 | 57 |
| **Lānaʻi** | | | | |
| Lānaʻi City CDP | 1,498 | 1,198 | 585 | 613 |
| Manele CDP | 78 | 30 | 23 | 7 |

SOURCE: U.S. CENSUS BUREAU, 2019-2023 AMERICAN COMMUNITY SURVEY FIVE-YEAR ESTIMATES.

8.2.4

# VACANT HOUSING UNIT CHARACTERISTICS BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| 2023 | All Housing Units | Vacant Units | Seasonal, Recreational or Occasional | Homeowner Vacancy Rate | Rental Vacancy Rate |
|---|---|---|---|---|---|
| **Maui Island** | | | | | |
| Haiʻkū-Paʻuwela CDP | 3,690 | 307 | 58 | 0.0 | 11.8 |
| Hāliʻimaile CDP | 327 | 13 | 0 | 0.0 | 4.6 |
| Hāna CDP | 460 | 111 | 56 | 3.8 | 12.7 |
| Kāʻanapali CDP | 1,954 | 1,422 | 821 | 0.0 | 87.1 |
| Kahului CDP | 8,681 | 564 | 164 | 0.0 | 2.5 |
| Kapalua CDP | 1,058 | 893 | 488 | 1.3 | 94.2 |
| Kēōkea CDP | 824 | 35 | 9 | 1.3 | 0.0 |
| Kīhei CDP | 12,072 | 3,937 | 2,200 | 0.1 | 31.8 |
| Kula CDP | 2,781 | 376 | 279 | 0.0 | 0.0 |
| Lahaina CDP | 3,959 | 580 | 293 | 0.0 | 4.8 |
| Launiupoko CDP | 341 | 83 | 71 | 0.0 | 0.0 |
| Maʻalaea CDP | 611 | 451 | 219 | 7.0 | 75.7 |
| Mahinahina CDP | 413 | 37 | 28 | 0.0 | 0.0 |
| Makawao CDP | 2,759 | 154 | 37 | 2.2 | 0.0 |
| Mākena CDP | 106 | 48 | 43 | 0.0 | 0.0 |
| Nāpili-Honokōwai CDP | 4,079 | 1,763 | 1,037 | 0.0 | 37.2 |
| Olinda CDP | 464 | 37 | 23 | 4.6 | 0.0 |
| Olowalu CDP | 33 | 12 | 10 | 0.0 | 0.0 |
| Pāʻia CDP | 973 | 135 | 63 | 0.0 | 11.6 |
| Pukalani CDP | 3,037 | 69 | 0 | 0.0 | 1.3 |
| Waiheʻe-Waiehu CDP | 2,908 | 121 | 36 | 0.0 | 9.3 |
| Waikapū CDP | 1,148 | 16 | 0 | 0.0 | 7.5 |
| Wailea CDP | 6,125 | 3,127 | 1,830 | 0.0 | 55.4 |
| Wailuku CDP | 6,720 | 713 | 175 | 1.0 | 7.8 |
| **Molokaʻi** | | | | | |
| Kaunakakai CDP | 1,455 | 355 | 106 | 0.0 | 14.7 |
| Kualapuʻu CDP | 737 | 85 | 16 | 0.0 | 6.8 |
| Maunaloa CDP | 137 | 33 | 3 | 5.7 | 26.8 |
| Ualapuʻe CDP | 276 | 59 | 27 | 1.2 | 28.8 |
| **Lānaʻi** | | | | | |
| Lānaʻi City CDP | 1,498 | 300 | 141 | 0.0 | 3.8 |
| Manele CDP | 78 | 48 | 38 | 0.0 | 0.0 |

SOURCE: U.S. CENSUS BUREAU, 2019-2023 AMERICAN COMMUNITY SURVEY FIVE-YEAR ESTIMATES.

8.2.5

# OCCUPIED HOUSING UNIT CHARACTERISTICS BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| | | Occupied Housing Units | | | Average Household Size | |
|---|---|---|---|---|---|---|
| 2023 | All Units | Occupied | By Owner | By Renter | Owner Occupied | Renter Ocupied |
| **Maui Island** | | | | | | |
| Haiʻkū-Paʻuwela CDP | 3,690 | 3,383 | 2,229 | 1,154 | 2.95 | 2.36 |
| Hāliʻimaile CDP | 327 | 314 | 170 | 144 | 3.15 | 3.90 |
| Hāna CDP | 460 | 349 | 177 | 172 | 2.17 | 2.38 |
| Kāʻanapali CDP | 1,954 | 532 | 463 | 69 | 2.19 | 2.81 |
| Kahului CDP | 8,681 | 8,117 | 4,990 | 3,127 | 3.52 | 2.53 |
| Kapalua CDP | 1,058 | 165 | 142 | 23 | 2.30 | 2.83 |
| Kēōkea CDP | 824 | 789 | 631 | 158 | 3.85 | 3.67 |
| Kīhei CDP | 12,072 | 8,135 | 4,836 | 3,299 | 2.98 | 2.43 |
| Kula CDP | 2,781 | 2,405 | 1,663 | 742 | 2.63 | 2.95 |
| Lahaina CDP | 3,959 | 3,379 | 1,843 | 1,536 | 3.51 | 3.01 |
| Launiupoko CDP | 341 | 258 | 220 | 38 | 2.68 | 2.11 |
| Maʻalaea CDP | 611 | 160 | 107 | 53 | 1.53 | 1.47 |
| Mahinahina CDP | 413 | 376 | 319 | 57 | 2.78 | 2.88 |
| Makawao CDP | 2,759 | 2,605 | 1,696 | 909 | 2.75 | 2.78 |
| Mākena CDP | 106 | 58 | 57 | 1 | 2.04 | 2.00 |
| Nāpili-Honokōwai CDP | 4,079 | 2,316 | 1,228 | 1,088 | 3.41 | 2.47 |
| Olinda CDP | 464 | 427 | 293 | 134 | 2.59 | 1.78 |
| Olowalu CDP | 33 | 21 | 12 | 9 | 2.67 | 4.22 |
| Pāʻia CDP | 973 | 838 | 510 | 328 | 3.28 | 2.88 |
| Pukalani CDP | 3,037 | 2,968 | 1,784 | 1,184 | 2.91 | 2.78 |
| Waiheʻe-Waiehu CDP | 2,908 | 2,787 | 2,417 | 370 | 4.01 | 4.47 |
| Waikapū CDP | 1,148 | 1,132 | 934 | 198 | 3.40 | 2.38 |
| Wailea CDP | 6,125 | 2,998 | 2,037 | 961 | 2.14 | 2.29 |
| Wailuku CDP | 6,720 | 6,007 | 4,182 | 1,825 | 2.68 | 2.41 |
| **Molokaʻi** | | | | | | |
| Kaunakakai CDP | 1,455 | 1,100 | 624 | 476 | 3.64 | 3.03 |
| Kualapuʻu CDP | 737 | 652 | 514 | 138 | 3.73 | 3.14 |
| Maunaloa CDP | 137 | 104 | 33 | 71 | 2.45 | 2.96 |
| Ualapuʻe CDP | 276 | 217 | 160 | 57 | 2.23 | 2.35 |
| **Lānaʻi** | | | | | | |
| Lānaʻi City CDP | 1,498 | 1,198 | 585 | 613 | 2.59 | 2.85 |
| Manele CDP | 78 | 30 | 23 | 7 | 1.74 | 1.43 |

SOURCE: U.S. CENSUS BUREAU, 2019-2023 AMERICAN COMMUNITY SURVEY FIVE-YEAR ESTIMATES.

8.2.6

# OWNER-OCCUPIED HOUSING UNIT VALUES BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| 2023 | Total | Less than $100,000 | $100,000 to $199,000 | $200,000 to $299,000 | $300,000 to $499,000 | $500,000 to $999,000 | $1,000,000 or more |
|---|---|---|---|---|---|---|---|
| **Maui Island** | | | | | | | |
| Haiʻkū-Paʻuwela CDP | 2,229 | 11 | 41 | 32 | 53 | 928 | 1,164 |
| Hāliʻimaile CDP | 170 | 0 | 0 | 3 | 15 | 126 | 26 |
| Hāna CDP | 177 | 10 | 0 | 18 | 27 | 88 | 34 |
| Kāʻanapali CDP | 463 | 6 | 0 | 0 | 0 | 95 | 362 |
| Kahului CDP | 4,990 | 112 | 95 | 99 | 316 | 3,423 | 945 |
| Kapalua CDP | 142 | 5 | 3 | 0 | 13 | 26 | 95 |
| Kēōkea CDP | 631 | 12 | 6 | 43 | 116 | 280 | 174 |
| Kīhei CDP | 4,836 | 69 | 41 | 0 | 780 | 2,136 | 1,810 |
| Kula CDP | 1,663 | 43 | 0 | 0 | 109 | 404 | 1,107 |
| Lahaina CDP | 1,843 | 76 | 26 | 22 | 172 | 1,062 | 485 |
| Launiupoko CDP | 220 | 0 | 0 | 0 | 0 | 7 | 213 |
| Maʻalaea CDP | 107 | 1 | 0 | 1 | 38 | 55 | 12 |
| Mahinahina CDP | 319 | 6 | 0 | 0 | 14 | 102 | 197 |
| Makawao CDP | 1,696 | 0 | 0 | 14 | 296 | 867 | 519 |
| Mākena CDP | 57 | 3 | 2 | 0 | 2 | 1 | 49 |
| Nāpili-Honokōwai CDP | 1,228 | 28 | 39 | 30 | 222 | 550 | 359 |
| Olinda CDP | 293 | 5 | 5 | 5 | 13 | 85 | 180 |
| Olowalu CDP | 12 | 0 | 0 | 0 | 0 | 3 | 9 |
| Pāʻia CDP | 510 | 5 | 4 | 0 | 31 | 293 | 177 |
| Pukalani CDP | 1,784 | 0 | 18 | 31 | 63 | 986 | 686 |
| Waiheʻe-Waiehu CDP | 2,417 | 52 | 62 | 67 | 324 | 1,557 | 355 |
| Waikapū CDP | 934 | 31 | 58 | 0 | 83 | 554 | 208 |
| Wailea CDP | 2,037 | 23 | 4 | 0 | 117 | 546 | 1,347 |
| Wailuku CDP | 4,182 | 121 | 113 | 171 | 634 | 2,376 | 767 |
| **Molokaʻi** | | | | | | | |
| Kaunakakai CDP | 624 | 68 | 27 | 172 | 277 | 16 | 64 |
| Kualapuʻu CDP | 514 | 80 | 97 | 103 | 135 | 87 | 12 |
| Maunaloa CDP | 33 | 0 | 0 | 4 | 25 | 4 | 0 |
| Ualapuʻe CDP | 160 | 5 | 48 | 32 | 48 | 20 | 7 |
| **Lānaʻi** | | | | | | | |
| Lānaʻi City CDP | 585 | 0 | 20 | 33 | 208 | 232 | 92 |
| Manele CDP | 23 | 3 | 0 | 0 | 0 | 4 | 16 |

Source: U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates.

8.2.7

# GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| 2023 | Total Rentals | Less than 20% | 20% to 24.9% | 25% to 29.9% | 30% to 34.9 % | Over 35% | Not Computed |
|---|---|---|---|---|---|---|---|
| **Maui Island** | | | | | | | |
| Haiʻkū-Paʻuwela CDP | 848 | 111 | 61 | 12 | 86 | 578 | 306 |
| Hāliʻimaile CDP | 127 | 65 | 0 | 0 | 0 | 62 | 17 |
| Hāna CDP | 101 | 12 | 0 | 0 | 0 | 89 | 71 |
| Kāʻanapali CDP | 57 | 0 | 3 | 9 | 9 | 36 | 12 |
| Kahului CDP | 2,846 | 732 | 418 | 315 | 292 | 1,089 | 281 |
| Kapalua CDP | 15 | 6 | 2 | 5 | 0 | 2 | 8 |
| Kēōkea CDP | 135 | 54 | 6 | 3 | 5 | 67 | 23 |
| Kīhei CDP | 3,085 | 578 | 335 | 350 | 387 | 1,435 | 214 |
| Kula CDP | 653 | 167 | 35 | 70 | 89 | 292 | 89 |
| Lahaina CDP | 1,454 | 338 | 135 | 168 | 127 | 686 | 82 |
| Launiupoko CDP | 33 | 5 | 0 | 6 | 2 | 20 | 5 |
| Maʻalaea CDP | 51 | 9 | 4 | 2 | 9 | 27 | 2 |
| Mahinahina CDP | 57 | 7 | 4 | 0 | 31 | 15 | 0 |
| Makawao CDP | 683 | 253 | 75 | 90 | 42 | 223 | 226 |
| Mākena CDP | 1 | 1 | 0 | 0 | 0 | 0 | 0 |
| Nāpili-Honokōwai CDP | 1,055 | 198 | 124 | 195 | 59 | 479 | 33 |
| Olinda CDP | 114 | 1 | 8 | 26 | 22 | 57 | 20 |
| Olowalu CDP | 9 | 0 | 0 | 0 | 9 | 0 | 0 |
| Pāʻia CDP | 322 | 72 | 8 | 24 | 18 | 200 | 6 |
| Pukalani CDP | 1,053 | 365 | 24 | 155 | 74 | 435 | 131 |
| Waiheʻe-Waiehu CDP | 331 | 40 | 55 | 69 | 12 | 155 | 39 |
| Waikapū CDP | 140 | 32 | 2 | 26 | 22 | 58 | 58 |
| Wailea CDP | 872 | 104 | 70 | 55 | 48 | 595 | 89 |
| Wailuku CDP | 1,617 | 283 | 150 | 259 | 217 | 708 | 208 |
| **Molokaʻi** | | | | | | | |
| Kaunakakai CDP | 401 | 74 | 2 | 95 | 30 | 200 | 75 |
| Kualapuʻu CDP | 74 | 19 | 4 | 19 | 4 | 28 | 64 |
| Maunaloa CDP | 71 | 33 | 4 | 10 | 7 | 17 | 0 |
| Ualapuʻe CDP | 29 | 11 | 0 | 2 | 0 | 16 | 28 |
| **Lānaʻi** | | | | | | | |
| Lānaʻi City CDP | 589 | 459 | 25 | 45 | 0 | 60 | 24 |
| Manele CDP | 0 | 0 | 0 | 0 | 0 | 0 | 7 |

SOURCE: U.S. CENSUS BUREAU, 2019-2023 AMERICAN COMMUNITY SURVEY FIVE-YEAR ESTIMATES.

8.2.8

# GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS BY CENSUS DESIGNATED PLACE (CDP), MAUI COUNTY

| 2023 | Total | Less than $500[1] | $500 to $999 | $1,000 to $1,499 | $1,500 to $1,999 | $2,000 to $2,499 | $2,500 or more |
|---|---|---|---|---|---|---|---|
| **Maui Island** | | | | | | | |
| Haiʻkū-Paʻuwela CDP | 1,154 | 270 | 2 | 89 | 262 | 132 | 400 |
| Hāliʻimaile CDP | 144 | 7 | 8 | 36 | 35 | 16 | 45 |
| Hāna CDP | 172 | 71 | 0 | 12 | 13 | 17 | 59 |
| Kāʻanapali CDP | 69 | 12 | 9 | 3 | 4 | 10 | 31 |
| Kahului CDP | 3,127 | 471 | 412 | 799 | 728 | 335 | 382 |
| Kapalua CDP | 23 | 7 | 0 | 0 | 8 | 2 | 6 |
| Kēōkea CDP | 158 | 27 | 4 | 16 | 52 | 27 | 32 |
| Kīhei CDP | 3,299 | 335 | 260 | 492 | 607 | 974 | 631 |
| Kula CDP | 742 | 118 | 48 | 64 | 134 | 124 | 254 |
| Lahaina CDP | 1,536 | 102 | 188 | 310 | 214 | 234 | 488 |
| Launiupoko CDP | 38 | 5 | 1 | 1 | 2 | 0 | 29 |
| Maʻalaea CDP | 53 | 2 | 0 | 4 | 15 | 20 | 12 |
| Mahinahina CDP | 57 | 0 | 0 | 0 | 16 | 7 | 34 |
| Makawao CDP | 909 | 218 | 130 | 104 | 241 | 124 | 92 |
| Mākena CDP | 1 | 0 | 1 | 0 | 0 | 0 | 0 |
| Nāpili-Honokōwai CDP | 1,088 | 69 | 37 | 75 | 276 | 427 | 204 |
| Olinda CDP | 134 | 33 | 0 | 1 | 45 | 10 | 45 |
| Olowalu CDP | 9 | 0 | 0 | 0 | 0 | 4 | 5 |
| Pāʻia CDP | 328 | 6 | 48 | 21 | 26 | 74 | 153 |
| Pukalani CDP | 1,184 | 145 | 220 | 194 | 156 | 133 | 336 |
| Waiheʻe-Waiehu CDP | 370 | 82 | 16 | 18 | 63 | 57 | 134 |
| Waikapū CDP | 198 | 58 | 0 | 18 | 7 | 34 | 81 |
| Wailea CDP | 961 | 147 | 0 | 122 | 128 | 132 | 432 |
| Wailuku CDP | 1,825 | 311 | 175 | 261 | 525 | 248 | 305 |
| **Molokaʻi** | | | | | | | |
| Kaunakakai CDP | 476 | 163 | 155 | 0 | 104 | 2 | 52 |
| Kualapuʻu CDP | 138 | 59 | 16 | 16 | 33 | 4 | 0 |
| Maunaloa CDP | 71 | 28 | 13 | 30 | 0 | 0 | 0 |
| Ualapuʻe CDP | 57 | 28 | 3 | 6 | 9 | 0 | 11 |
| **Lānaʻi** | | | | | | | |
| Lānaʻi City CDP | 613 | 44 | 242 | 162 | 100 | 37 | 28 |
| Manele CDP | 7 | 7 | 0 | 0 | 0 | 0 | 0 |

1. Includes no cash rent.

Source: U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates.

8.2.9

# SELECTED MONTHLY OWNER AND RENTER COST AS A PERCENTAGE OF HOUSEHOLD INCOME MAUI COUNTY

| | 2020 [1] | 2021 | 2022 | 2023 |
|---|---|---|---|---|
| **Owner** | | | | |
| Housing units with a mortgage | 23,578 | 22,674 | 22,208 | 22,447 |
| Less than 20% of income | 8,376 | 7,304 | 7,735 | 8,537 |
| 20% to 24.9% | 2,763 | 3,096 | 2,375 | 2,301 |
| 25% to 29.9% | 2,450 | 2,663 | 2,053 | 2,024 |
| 30% to 34.9% | 2,147 | 1,200 | 1,082 | 2,632 |
| 35% or more | 7,842 | 8,411 | 8,790 | 6,953 |
| Not computed | 119 | 0 | 173 | 108 |
| Median mortgage (dollars) | $2,440 | $2,464 | $2,717 | $2,655 |
| **Renter** | | | | |
| Renter-occupied units | 20,842 | 18,538 | 20,370 | 18,552 |
| Less than 15% of income | 2,123 | 1,620 | 3,859 | 2,224 |
| 15% to 19.9% | 2,215 | 1,928 | 2,275 | 1,132 |
| 20% to 24.9% | 2,531 | 1,228 | 1,387 | 1,667 |
| 25% to 29.9% | 2,354 | 1,771 | 1,968 | 3,390 |
| 30% to 34.9% | 1,531 | 1,429 | 2,386 | 1,781 |
| 35% or more | 8,090 | 8,378 | 7,339 | 8,358 |
| Not computed | 1,998 | 2,184 | 1,156 | 2,413 |
| Median rent (dollars) | $1,543 | $1,592 | $1,662 | $1,828 |

1. American Community Survey 5-Year Estimates.

SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY ONE-YEAR ESTIMATES.

8.2.10

# FORECLOSURE FILINGS BY JUDICIAL CIRCUIT

| Year | Maui County[1] | Hawai'i County | City & County of Honolulu | Kaua'i County | State Total |
|---|---|---|---|---|---|
| 1995 | 317 | 293 | 1,204 | 143 | 1,957 |
| 1996 | 464 | 352 | 1,828 | 156 | 2,800 |
| 1997 | 421 | 362 | 2,205 | 160 | 3,148 |
| 1998 | 422 | 359 | 2,662 | 183 | 3,626 |
| 1999 | 324 | 339 | 2,135 | 136 | 2,934 |
| 2000 | 228 | 251 | 1,591 | 83 | 2,153 |
| 2001 | 197 | 246 | 1,390 | 80 | 1,913 |
| 2002 | 110 | 151 | 624 | 63 | 948 |
| 2003 | 78 | 112 | 396 | 35 | 621 |
| 2004 | 51 | 80 | 283 | 23 | 437 |
| 2005 | 47 | 51 | 198 | 12 | 308 |
| 2006 | 59 | 105 | 266 | 23 | 453 |
| 2007 | 101 | 188 | 395 | 34 | 718 |
| 2008 | 254 | 359 | 666 | 84 | 1,363 |
| 2009 | 386 | 488 | 786 | 140 | 1,800 |
| 2010 | 280 | 316 | 611 | 93 | 1,300 |
| 2011 | 571 | 750 | 1,171 | 165 | 2,657 |
| 2012 | 678 | 860 | 1,505 | 145 | 3,188 |
| 2013 | 728 | 961 | 1,504 | 229 | 3,422 |
| 2014 | 397 | 543 | 1,026 | 118 | 2,084 |
| 2015 | 357 | 525 | 861 | 83 | 1,826 |
| 2016 | 302 | 506 | 838 | 88 | 1,734 |
| 2017 | 228 | 471 | 689 | 73 | 1,461 |
| 2018 | 163 | 279 | 751 | 68 | 1,261 |
| 2019 | 136 | 308 | 704 | 50 | 1,198 |
| 2020 | 74 | 110 | 431 | 32 | 647 |
| 2021 | 83 | 85 | 369 | 38 | 575 |

1. The Maui County Judicial Circuit includes Kalawao on Moloka'i.

SOURCE: HAWAI'I STATE JUDICIARY, OFFICE OF THE ADMINISTRATIVE DIRECTOR OF THE COURTS, STATISTICS OFFICE.