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HOUSING CHARACTERISTICS OF HAWAII AND THE HONOLULU STANDARD
METROPOLITAN AREA: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico. The number of the report, therefore, does not indicate the sequence of publication)

More families own their homes, rents are considerably higher, and there are fewer persons per room than 10 years ago, according to preliminary sample data from the 1950 Census of Housing. Figures on these and other housing characteristics in the Territory of Hawaii and in the Honolulu Standard Metropolitan Area (Honolulu County) were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

THE TERRITORY

Dwelling unit inventory.--The number of dwelling units in the Territory in April 1950 was approximately 117,600, an increase of 26,800, or about 30 percent, over the 90,800 dwelling units in 1940. Urban dwelling units constituted 78,600, or about two-thirds of the total; the remaining 39,000 dwelling units were located in rural areas.

Approximately 109,600 dwelling units were occupied, of which 35,100 were owner-occupied and 74,500 were renter-occupied. The rate of increase of home ownership between 1940 and 1950 was considerably greater than that of rental housing. Owner-occupied units increased 59 percent, whereas renter-occupied units increased only 15 percent. Owner-occupied dwelling units were further classified according to the tenure of the land. The number of owner-occupied dwelling units on rented land totaled 5,800, or about 17 percent of all owner-occupied units. In urban areas, only 12 percent of the owner-occupied homes were on rented land; whereas in rural areas, 35 percent fell into this class.

About 3,400 units, or about 3 percent of all dwelling units, were vacant and available for occupancy. An available vacant unit is one which is not dilapidated and is offered for rent or sale.

Rooms and persons.--Compared with 1940, there were relatively fewer of the smallest units and relatively more of those having four or more rooms. The 1- 2- and 3-room units constituted 27 percent of all dwelling units in 1950 and 30 percent in 1940; units having four or more rooms constituted 73 percent in 1950 and 70 percent in 1940. The median number of rooms per dwelling unit was about the same in 1950 as in 1940.

Households were smaller in 1950. The median number of persons per household was 3.8 in 1950 as compared with 4.0 in 1940. About 10 percent of the occupied dwelling units contained only 1 person and 14 percent contained 7 or more persons; more than half of the units contained 2, 3, or 4 persons.

The proportion of occupied dwelling units having more than 1½ persons per room dropped to 12 percent in 1950 from 20 percent in 1940. In 1950, about 7 occupied dwelling units out of 10 contained 1 person or fewer per room.

Condition and plumbing facilities.--Approximately 57 percent of the total dwelling units were equipped with private bath and private flush toilet in the structure, had hot running water, and were not dilapidated. The percentage of such units was much higher among urban than among rural dwelling units--about 67 percent of all urban and 38 percent of all rural units.

P R E L I M I N A R Y

The proportion of renter-occupied units which had these plumbing facilities and were not dilapidated was somewhat lower than that of all dwelling units.

Rent.--The median contract monthly rent of total nonfarm rental units was \$32, as compared with a median contract rent of \$35 for those in urban areas. About one-fourth of the units rented for less than \$20 per month and one-fourth rented for \$50 or more.

Rental units for which a rent distribution is shown include vacant not dilapidated units for rent as well as renter-occupied units and exclude units occupied rent free.

Value.--The median estimated value of nonfarm owner homes was \$12,900. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit vacant structures which were for sale and were not dilapidated. Owner occupants estimated the value of their property; for vacant property, value represents the price asked. About 16 percent of the estimated values were \$20,000 or more and approximately 15 percent were less than \$5,000. For urban property, the median estimated value was \$13,900; about 19 percent were valued at \$20,000 or more and 9 percent at less than \$5,000.

HONOLULU STANDARD METROPOLITAN AREA

Dwelling unit inventory.--The number of dwelling units in the Honolulu Standard Metropolitan Area in April 1950 was about 79,100. This constituted an increase of 25,600, or about 48 percent, over the 53,500 dwelling units in 1940. Urban dwelling units constituted 65,000, or more than four-fifths of the total; the remaining 14,100 units were located in rural areas.

Approximately 74,300 dwelling units were occupied, of which 26,400 were owner-occupied and 47,900 were renter-occupied. Both owner-occupied and renter-occupied units increased by about 11,000 between 1940 and 1950. However, the rate of increase of owner-occupied units was considerably greater than was that of rental housing. Owner-occupied units increased 75 percent, whereas renter-occupied units increased only 31 percent. Owner-occupied dwelling units were further classified according to the tenure of the land. The number of owner-occupied dwelling units on rented land totaled 4,000, or about 15 percent of all owner-occupied units. In urban areas only 11 percent of the owner-occupied homes were on rented land, whereas in rural areas approximately 54 percent fell in this class.

Approximately 2,200 units, or about 3 percent of all dwelling units, were vacant and available for occupancy. An available vacant unit is one which is not dilapidated and is offered for rent or sale.

Rooms and persons.--Compared with 1940, there were proportionally fewer one-room dwelling units in 1950. However, the median number of rooms per unit was the same, 4.2, at both censuses.

Approximately 8 percent of the occupied dwelling units in 1950 were occupied by 1 person, whereas about 13 percent were occupied by 7 or more persons. More than half of the units were occupied by two, three, or four persons. The median size of household was 3.8 persons and was the same for the urban and for the rural parts of the standard metropolitan area.

The percentage of occupied dwelling units having more than 1½ persons per room dropped to 12 percent in 1950 from 20 percent in 1940. In 1950, about 69 percent of the occupied dwelling units were occupied by not more than one person per room.

Condition and plumbing facilities.--Approximately 70 percent of the total dwelling units were equipped with private bath and private flush toilet, had hot running water, and were not dilapidated. The proportion was somewhat lower for such units in rural areas. The proportion of rented units which had the same plumbing facilities and were not dilapidated was lower than the proportion of all dwelling units so equipped.

Rent.--The median contract monthly rent of total nonfarm dwelling units in the standard metropolitan area was \$39. For urban units, the median was about the same. Only 14 percent of all rental units rented for less than \$20 per month. At the upper end of the rent scale, more than one-third rented for \$50 or more.

Rental units for which a rent distribution is shown include vacant not dilapidated unit for rent as well as renter-occupied units and exclude units occupied rent free.

Value.--The median estimated value of nonfarm owner homes was \$13,900. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit vacant structures which were for sale and were not dilapidated. Owner occupants estimated the value of their property for vacant property, value represents the price asked. About 19 percent of the estimated values were \$20,000 or more and approximately 9 percent

were less than \$5,000. For urban property, the median estimated value was \$14,300; about 20 percent were valued at \$20,000 or more and 7 percent at less than \$5,000.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--For the first time, housing data for Hawaii have been shown separately for urban and rural areas. Urban areas comprise all places of 2,500 inhabitants or more. The remaining areas are classified as rural.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are large rooming houses, institutions, dormitories, and transient hotels.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

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The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census Report on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters. However, if the vacant unit is unfit for use and beyond repair so that it is no longer considered as living quarters, it is not included as a dwelling unit. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940, vacant units for

rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all habitable dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from adjacent structures. This definition is only slightly different from that used in the 1940 Census. A direct comparison, therefore, can be made between the 1950 and the 1940 data as presented in this report.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. Dwelling units in the "no running water" category may have piped running water outside the structure, a hand pump, or some other source of water supply.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated if it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major

repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the amount of rent reported by renter occupants or the amount of rent asked for not dilapidated vacant units which were for rent. The results of enumeration do not indicate whether or not the amount reported or asked also covered such items as rent for furniture or the cost of utilities in addition to rent for the dwelling unit.

A similar definition for renter-occupied dwelling units was used in the 1940 Census but an estimated monthly rent was reported for units which were occupied rent free. However, the 1940 rent data for vacant units applied to all vacant units classified as for sale or rent. Since the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Since the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units with a given characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent of renter-occupied nonfarm dwelling units is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median. In computing some of the medians, the class intervals used were more detailed than those shown in the tables.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,000 dwelling units selected from those enumerated in the 1950 Census of Housing. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The figures for 1940 are the result of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is separately rounded to the nearest hundred; therefore the detail figures do not always add to totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations that would have smaller relative sampling variability. The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	500	50,000.....	3,000
2,500.....	700	75,000.....	3,600
5,000.....	1,000	100,000.....	4,000
10,000.....	1,400	110,000.....	4,200
25,000.....	2,200		

To illustrate, there were an estimated 74,500 renter-occupied dwelling units in the Territory. The sampling variability is about 3,600. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 70,900 and 78,100.

In addition to the estimated number of dwelling units with the specified characteristics, the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:				
	5,000	10,000	25,000	50,000	117,600
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:				
2 or 98	2.8	2.0	1.3	0.9	0.6
5 or 95	4.4	3.1	2.0	1.4	0.9
10 or 90	6.1	4.3	2.7	1.9	1.2
25 or 75	8.7	6.2	3.9	2.8	1.8
50	10.1	7.1	4.5	3.2	2.1

To illustrate, an estimated 2.9 percent of the 117,600 dwelling units in Hawaii were vacant, not dilapidated, and for rent or sale. By interpolation in the table, the sampling variability is found to be about 0.7 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census data will be between 2.2 percent and 3.6 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units for which data are presented. The 1940 figures are used as the base in computing the percent change. Since the

1940 data are not based on a sample, the sole cause of the sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from the complete count of all dwelling units are also subject to these biases.

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Table 1.--OCCUPANCY AND TENURE OF DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
HAWAII						
Occupancy and Tenure						
All dwelling units.....	117,600	100.0	78,600	100.0	39,000	100.0
Occupied dwelling units.....	109,600	93.2	75,500	96.0	34,100	87.4
Owner occupied.....	35,100	29.8	28,200	35.9	6,900	17.7
Dwelling unit and land owned.....	29,300	24.9	24,700	31.4	4,500	11.5
Dwelling unit owned, land rented.....	5,800	4.9	3,500	4.5	2,400	6.2
Renter occupied.....	74,500	63.4	47,300	60.2	27,200	69.7
Vacant dwelling units.....	8,000	6.8	3,100	3.9	4,900	12.6
Not dilapidated, for rent or sale.....	3,400	2.9	1,800	2.3	1,600	4.1
Other.....	4,600	3.9	1,300	1.6	3,300	8.5
Population in dwelling units						
Occupied dwelling units.....	109,600	...	75,500	...	34,100	...
Population living in dwelling units.....	466,600	...	328,500	...	138,000	...
Population per occupied dwelling unit.....	4.3	...	4.4	...	4.0	...
HONOLULU STANDARD METROPOLITAN AREA						
Occupancy and Tenure						
All dwelling units.....	79,100	100.0	65,000	100.0	14,100	100.0
Occupied dwelling units.....	74,300	93.9	62,300	95.8	11,900	84.4
Owner occupied.....	26,400	33.4	24,000	36.9	2,400	17.0
Dwelling unit and land owned.....	22,400	28.3	21,300	32.8	1,100	7.8
Dwelling unit owned, land rented.....	4,000	5.1	2,700	4.2	1,300	9.2
Renter occupied.....	47,900	60.6	38,400	59.1	9,500	67.4
Vacant dwelling units.....	4,800	6.1	2,600	4.0	2,200	15.6
Not dilapidated, for rent or sale.....	2,200	2.8	1,600	2.5	600	4.3
Other.....	2,700	3.4	1,100	1.7	1,600	11.3
Population in Dwelling Units						
Occupied dwelling units.....	74,300	...	62,300	...	11,900	...
Population living in dwelling units.....	323,400	...	272,200	...	51,200	...
Population per occupied dwelling unit.....	4.4	...	4.4	...	4.3	...

Table 2.--TENURE OF DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950 AND 1940

Tenure	1950						1940		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
HAWAII									
All occupied dwelling units.....	109,600	100.0	75,500	100.0	34,100	100.0	86,855	100.0	26.2
Owner occupied.....	35,100	32.0	28,200	37.4	6,900	20.2	22,030	25.4	59.3
Dwelling unit and land owned.....	29,300	26.7	24,700	32.7	4,500	13.2	(1)	...	...
Dwelling unit owned, land rented.....	5,800	5.3	3,500	4.6	2,400	7.0	(1)	...	...
Renter occupied.....	74,500	68.0	47,300	62.6	27,200	80.0	64,825	74.6	14.9
HONOLULU STANDARD METROPOLITAN AREA									
All occupied dwelling units.....	74,300	100.0	62,300	100.0	11,900	100.0	51,554	100.0	44.1
Owner occupied.....	26,400	35.5	24,000	38.5	2,400	20.2	15,114	29.3	74.7
Dwelling unit and land owned.....	22,400	30.1	21,300	34.2	1,100	9.2	(1)	...	...
Dwelling unit owned, land rented.....	4,000	5.4	2,700	4.3	1,300	10.9	(1)	...	...
Renter occupied.....	47,900	64.5	38,400	61.6	9,500	79.8	36,440	70.7	31.4

¹ Data not available.

Table 3.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950						1940	
	Total		Urban		Rural		Number	Percent
	Number	Percent	Number	Percent	Number	Percent		
HAWAII								
All dwelling units.....	117,600	100.0	78,600	100.0	39,000	100.0	90,830	100.0
1 dwelling unit.....	84,800	72.0	52,600	66.9	32,300	82.8	85,599	94.2
2 to 4 dwelling unit.....	23,000	19.6	18,700	23.8	4,400	11.3		
5 dwelling unit or more.....	9,700	8.2	7,400	9.4	2,400	6.2		
HONOLULU STANDARD METROPOLITAN AREA								
All dwelling units.....	79,100	100.0	65,000	100.0	14,100	100.0	53,500	100.0
.....	50,400	63.7	40,900	62.9	9,500	67.4	48,854	91.3
.....	19,900	25.2	17,300	26.6	2,600	18.4		
ore.....	8,800	11.1	6,800	10.5	2,000	14.2		

Table 4.--NUMBER OF ROOMS IN DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950 AND 1940

(Percent change not shown where 1950 figure is less than 6,000)

Rooms in dwelling unit	1950						1940		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
HAWAII									
All dwelling units.....	117,600	...	78,600	...	39,000	...	90,830	...	29.5
Number reporting.....	117,000	100.0	78,000	100.0	38,800	100.0	90,545	100.0	29.2
1 room.....	5,000	4.3	3,500	4.5	1,600	4.1	5,120	5.6	...
2 rooms.....	9,400	8.0	6,400	8.2	3,000	7.7	7,493	8.3	25.5
3 rooms.....	17,500	15.0	12,100	15.5	5,400	13.9	14,150	15.6	23.7
4 rooms.....	34,500	29.5	24,100	30.9	10,400	26.8	26,108	28.8	32.1
5 rooms.....	29,100	24.9	18,900	24.2	10,200	26.3	20,774	22.9	40.1
6 rooms.....	11,400	9.7	6,900	8.8	4,500	11.6	9,584	10.6	18.9
7 rooms or more.....	10,000	8.5	6,300	8.1	3,700	9.5	7,316	8.1	36.7
Median number of rooms.....	4.3	...	4.2	...	4.4	...	4.2	...	...
HONOLULU STANDARD METROPOLITAN AREA									
All dwelling units.....	79,100	...	65,000	...	14,100	...	53,500	...	47.9
Number reporting.....	78,700	100.0	64,700	100.0	14,000	100.0	53,314	100.0	47.6
1 room.....	3,700	4.7	3,100	4.8	500	3.6	3,732	7.0	...
2 rooms.....	6,400	8.1	5,500	8.5	900	6.4	3,961	7.4	61.6
3 rooms.....	12,500	15.9	10,600	16.4	1,900	13.6	7,810	14.6	60.1
4 rooms.....	25,100	31.9	20,400	31.5	4,700	33.6	17,048	32.0	47.2
5 rooms.....	18,500	23.5	15,200	23.5	3,300	23.6	11,693	21.9	58.2
6 rooms.....	6,000	7.6	4,700	7.3	1,300	9.3	4,970	9.3	20.7
7 rooms or more.....	6,500	8.3	5,200	8.0	1,300	9.3	4,100	7.7	58.5
Median number of rooms.....	4.2	...	4.1	...	4.3	...	4.2	...	...

Table 5.--PERSONS IN OCCUPIED DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950 AND 1940

Persons in dwelling unit	1950						1940		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
HAWAII									
Occupied dwelling units.....	109,600	100.0	75,500	100.0	34,100	100.0	86,855	100.0	26.2
1 person.....	10,800	9.9	6,700	8.9	4,100	12.0	10,158	11.7	6.3
2 persons.....	19,800	18.1	13,500	17.9	6,300	18.5	13,961	16.1	41.8
3 persons.....	17,800	16.2	12,600	16.7	5,100	15.0	13,497	15.5	31.9
4 persons.....	19,800	18.1	13,800	18.3	6,000	17.6	12,333	14.2	60.5
5 persons.....	16,000	14.6	11,700	15.5	4,200	12.3	10,136	11.7	57.9
6 persons.....	10,100	9.2	7,100	9.4	3,000	8.8	8,165	9.4	23.7
7 persons or more.....	15,400	14.1	10,100	13.4	5,300	15.5	18,603	21.4	-17.2
Median number of persons.....	3.8	...	3.9	...	3.8	...	4.0	...	...
HONOLULU STANDARD METROPOLITAN AREA									
Occupied dwelling units.....	74,300	100.0	62,300	100.0	11,900	100.0	51,554	100.0	44.1
1 person.....	6,000	8.1	5,400	8.7	600	5.0	5,809	11.3	3.3
2 persons.....	14,000	18.8	11,700	18.8	2,300	19.3	8,846	17.2	58.3
3 persons.....	12,700	17.1	10,600	17.0	2,100	17.6	8,445	16.4	50.4
4 persons.....	13,800	18.6	10,900	17.5	2,900	24.4	7,574	14.7	82.2
5 persons.....	11,500	15.5	9,900	15.9	1,600	13.4	6,055	11.7	89.9
6 persons.....	7,000	9.4	5,800	9.3	1,100	9.2	4,645	9.0	50.7
7 persons or more.....	9,300	12.5	8,000	12.8	1,300	10.9	10,180	19.7	-8.6
Median number of persons.....	3.8	...	3.8	...	3.8	...	3.9	...	...

Table 6.--PERSONS PER ROOM IN OCCUPIED DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950 AND 1940

Persons per room	1950						1940	
	Total		Urban		Rural		Number	Percent
	Number	Percent	Number	Percent	Number	Percent		
HAWAII								
All occupied dwelling units..	109,600	...	75,500	...	34,100	...	86,855	...
Number reporting.....	109,100	100.0	75,100	100.0	34,000	100.0	86,653	100.0
0.75 or less.....	43,400	39.8	28,600	38.1	14,100	43.5	32,059	37.0
0.76 to 1.00.....	32,500	29.8	23,200	30.9	9,400	27.6	21,303	24.6
1.01 to 1.50.....	20,700	19.0	14,200	18.9	6,400	18.8	16,346	18.9
1.51 or more.....	12,500	11.5	9,100	12.1	3,400	10.0	16,945	19.6
HONOLULU STANDARD METROPOLITAN AREA								
All occupied dwelling units..	74,300	...	62,300	...	11,900	...	51,554	...
Number reporting.....	74,000	100.0	62,100	100.0	11,900	100.0	51,418	100.0
0.75 or less.....	28,100	38.0	23,300	37.6	4,800	40.3	19,416	37.8
0.76 to 1.00.....	23,000	31.1	19,200	30.9	3,800	31.9	12,481	24.3
1.01 to 1.50.....	14,000	18.9	12,000	19.3	2,000	16.8	9,275	18.0
1.51 or more.....	8,900	12.0	7,700	12.4	1,300	10.9	10,246	19.9

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA, URBAN AND RURAL: 1950

Condition and plumbing facilities	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
HAWAII						
All dwelling units.....	117,600	...	78,600	...	39,000	...
Number reporting condition and plumbing facilities.....	116,300	100.0	77,900	100.0	38,400	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	66,800	57.4	52,100	66.9	14,700	38.3
Not dilapidated, with private toilet and bath, and only cold running water.....	13,500	11.6	8,300	10.7	5,100	13.3
Not dilapidated, with running water, lacking private toilet or bath.....	19,600	16.9	7,500	9.6	12,100	31.5
Dilapidated or no running water.....	16,500	14.2	10,100	13.0	6,500	16.9
Renter-occupied dwelling units.....	74,500	...	47,300	...	27,200	...
Number reporting condition and plumbing facilities.....	73,800	100.0	46,900	100.0	27,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	38,400	52.0	27,700	59.1	10,800	40.0
Not dilapidated, with private toilet and bath, and only cold running water.....	7,800	10.6	4,700	10.0	3,100	11.5
Not dilapidated, with running water, lacking private toilet or bath.....	15,400	20.9	6,200	13.2	9,200	34.1
Dilapidated or no running water.....	12,200	16.5	8,300	17.7	3,900	14.6
HONOLULU STANDARD METROPOLITAN AREA						
All dwelling units.....	79,100	...	65,000	...	14,100	...
Number reporting condition and plumbing facilities.....	78,300	100.0	64,500	100.0	13,800	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	54,600	69.6	46,200	71.6	8,300	59.9
Not dilapidated, with private toilet and bath, and only cold running water.....	7,700	9.8	5,900	9.1	1,800	13.0
Not dilapidated, with running water, lacking private toilet or bath.....	5,600	7.2	3,600	5.6	2,000	14.4
Dilapidated or no running water.....	10,500	13.4	8,800	13.6	1,700	12.3
Renter-occupied dwelling units.....	47,900	...	38,400	...	9,500	...
Number reporting condition and plumbing facilities.....	47,400	100.0	38,100	100.0	9,400	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	30,800	65.0	24,600	64.6	6,200	66.0
Not dilapidated, with private toilet and bath, and only cold running water.....	4,100	8.6	3,300	8.7	800	8.5
Not dilapidated, with running water, lacking private toilet or bath.....	4,100	8.6	2,800	7.3	1,300	13.8
Dilapidated or no running water.....	8,400	17.7	7,400	19.4	1,000	10.6

Table 8.--CONTRACT MONTHLY RENT OF NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Total nonfarm		Urban		Contract monthly rent	Total nonfarm		Urban	
	Number	Per-cent	Number	Per-cent		Number	Per-cent	Number	Per-cent
HAWAII					HONOLULU STANDARD METROPOLITAN AREA				
Renter-occupied dwelling units, and vacant ¹ units for rent.....	64,500	...	42,500	...	Renter-occupied dwelling units, and vacant ¹ units for rent.....	43,300	...	34,800	...
Number reporting ²	63,700	100.0	42,100	100.0	Number reporting ²	42,800	100.0	34,400	100.0
Under \$10.....	3,700	5.8	1,100	2.6	Under \$10.....	1,300	3.0	800	2.3
\$10 to \$19.....	12,300	19.3	6,300	15.0	\$10 to \$19.....	4,600	10.7	4,000	11.6
\$20 to \$29.....	13,300	20.9	10,200	24.2	\$20 to \$29.....	8,100	18.9	7,500	21.8
\$30 to \$39.....	10,800	17.0	7,500	17.8	\$30 to \$39.....	7,600	17.8	6,400	18.6
\$40 to \$49.....	7,200	11.3	4,700	11.2	\$40 to \$49.....	5,700	13.3	4,200	12.2
\$50 to \$59.....	4,100	6.4	3,200	7.6	\$50 to \$59.....	3,800	8.9	3,100	9.0
\$60 to \$74.....	6,600	10.4	4,600	10.9	\$60 to \$74.....	6,100	14.2	4,200	12.2
\$75 to \$99.....	4,300	6.8	2,900	6.9	\$75 to \$99.....	4,000	9.3	2,900	8.4
\$100 or more.....	1,600	2.4	1,500	3.6	\$100 or more.....	1,600	3.7	1,500	4.4
Median rent.....	\$32	...	\$35	...	Median rent.....	\$39	...	\$38	...

¹ Excludes vacant dilapidated dwelling units.

² Excludes units occupied rent free.

Table 9.--VALUE OF NONFARM OWNER-OCCUPIED DWELLING UNITS, FOR HAWAII AND THE HONOLULU STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling-unit structures	Total nonfarm		Urban		Value of one-dwelling-unit structures	Total nonfarm		Urban	
	Number	Per-cent	Number	Per-cent		Number	Per-cent	Number	Per-cent
HAWAII					HONOLULU STANDARD METROPOLITAN AREA				
Owner-occupied and vacant for sale only ¹	30,500	...	25,600	...	Owner-occupied and vacant for sale only ¹	23,300	...	21,600	...
Number reporting value.....	29,900	100.0	25,300	100.0	Number reporting value.....	23,000	100.0	21,400	100.0
Under \$3,000.....	2,900	9.7	1,300	5.1	Under \$3,000.....	1,300	5.7	700	3.3
\$3,000 to \$4,999.....	1,700	5.7	1,100	4.3	\$3,000 to \$4,999.....	800	3.5	700	3.3
\$5,000 to \$9,999.....	5,900	19.7	4,900	19.4	\$5,000 to \$9,999.....	4,500	19.6	4,100	19.2
\$10,000 to \$14,999.....	7,700	25.8	6,900	27.3	\$10,000 to \$14,999.....	6,300	27.4	6,100	28.5
\$15,000 to \$19,999.....	6,800	22.7	6,400	25.3	\$15,000 to \$19,999.....	5,800	25.2	5,600	26.2
\$20,000 or more.....	4,900	16.4	4,700	18.6	\$20,000 or more.....	4,300	18.7	4,300	20.1
Median value.....	\$12,900	...	\$13,900	...	Median value.....	\$13,900	...	\$14,300	...

¹ Excludes vacant dilapidated dwelling units.