

NAR Commercial Real Estate Metro Market Report | 2021.Q4

Urban Honolulu, HI

Core-Based Statistical Area Code: 46520

The Urban Honolulu, HI commercial real estate market is not as strong compared to the overall U.S. market.
NAR Commercial Real Estate Market Conditions Index* 44.0

Overall economic conditions are not as strong than nationally.
 The apartment property market is not as strong than nationally.
 The office property market is stronger than nationally.
 The industrial property market is about the same than nationally.
 The retail property market is not as strong than nationally.
 The hotel/lodging property market is stronger than nationally.

I. Economic and Demographic

Economic	Urban Honolulu, HI			U.S.			
	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	
Total non-farm employment ('000)	428	424	408	150,098	147,650	143,602	
Y/Y chg.in nonfarm payroll employment ('000)	31	48	(74)	5,977	5,704	(9,244)	
Y/Y % chg. in nonfarm payroll employment	7.7%	12.7%	-15.4%	4.1%	4.0%	-6.0%	Job creation is stronger than nationally
Unemployment rate (%)	5.7%	6.3%	9.2%	4.2%	4.7%	6.7%	Unemployment rate is higher than nationally
Average weekly wages	\$1,128	\$1,122	\$1,141	\$1,080	\$1,073	\$1,038	
Wage growth, year-over-year <i>(data are as of last month of the quarter)</i>	-1.2%	0.2%	6.9%	4.8%	4.5%	6.7%	Wages are rising at a slower pace than nationally
	2020	2019	2018	2020	2019	2018	
GDP growth (%)	-9.2%	-1.4%	0.2%	-3.4%	2.3%	2.9%	
	2019	2018	2017	2019	2018	2017	
Median household income	\$87,470	\$84,423	\$81,284	\$87,470	\$84,423	\$81,284	
	2020	2019	2018	2020	2019	2018	
Demographic							
Net domestic migration ('000)	(13.5)	(12.9)	(13.4)	0	0	0	Area is experiencing net domestic out-migration
Population ('000)	964	973	981	331,501	328,330	326,838	
Population growth (%)	-0.99%	-0.77%	-0.60%	0.97%	0.46%	0.53%	Population growth is slower than nationally

II. Multifamily

Demand indicators	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
	Vacancy rate	4.8%	5.3%	6.0%	4.6%	4.6%	
Absorption of units over the quarter	134	368	280	78,063	189,629	94,740	
Absorption of units in past 12 months	838	984	591	714,672	731,349	376,273	
Absorption in past 12 months as % of inventory	2.9%	3.5%	2.1%	4.2%	4.3%	2.3%	The area has lower absorption than nationally
Market asking rent per unit	\$2,041	\$2,024	\$1,861	\$1,543	\$1,532	\$1,387	
Market asking rent per unit, y/y % chg	9.7%	11.1%	2.3%	11.3%	10.6%	0.5%	
Effective rent per unit	\$2,031	\$2,014	\$1,843	\$1,534	\$1,523	\$1,367	
Effective rent per unit, y/y % chg	10.2%	11.5%	1.8%	12.2%	11.6%	-0.1%	Rents are rising more slowly than nationally
Rent as a percent of 2-person annual wage income	20.7%	20.7%	18.6%	16.3%	16.3%	15.2%	Renting is less affordable than nationally
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Supply indicators							
Inventory	28,524	28,390	27,686	17,112,020	17,034,566	16,401,950	
Net delivered units in past 12 months	512	828	816	369,993	387,542	434,591	
Net delivered units, as % of inventory	1.8%	2.9%	2.9%	2.2%	2.3%	2.6%	
Units under construction	401	401	913	681,402	692,701	687,551	
Units under construction, as % of inventory	1.4%	1.4%	3.3%	4.0%	4.1%	4.2%	Construction is weaker than nationally
Ratio of jobs created to net delivered units <i>(as of latest available month of the quarter)</i>	59.6	57.9	(91.1)	16.2	14.7	(21.3)	More jobs per delivered units than nationally
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Sales transactions							
Total investment acquisitions (in million \$)	\$17	\$40	\$144	\$86,764	\$63,211	\$47,522	Sales transactions are not rising as fast than nationally
Transaction sales price per unit	\$240,400	\$250,885	\$239,089	\$235,199	\$231,697	\$212,033	Prices are not rising as fast than nationally
Market cap rate	4.2%	4.2%	4.2%	5.2%	5.2%	5.3%	Cap rates are lower than nationally

III. Office

Demand indicators	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
	Vacancy rate	7.9%	7.3%	6.5%	12.2%	7.3%	
Absorption in sq.ft. over the quarter	(189,451)	80,487	(54,247)	14,567,728	5,676,582	(34,912,824)	
Absorption in sq.ft. over 12 months	(427,317)	(292,113)	(315,741)	(39,446,204)	(88,926,760)	(74,605,520)	
Absorption in past 12 months as % of inventory	-1.5%	-1.0%	-1.1%	-0.5%	-1.2%	-1.0%	The area has lower absorption than nationally
Market rent per sq.ft.	\$35.5	\$35.4	\$35.2	\$34.4	\$34.3	\$34.3	
Market rent growth, y/y % chg.	0.9%	0.9%	0.1%	0.1%	-0.3%	-1.5%	Rents are rising faster than nationally
Y/Y chg.in professional/business services jobs ('000) <i>(as of latest available month of the quarter)</i>	5.6	6.5	(5.7)	1,134	1,092	(870)	Stronger office job creation than nationally
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Supply indicators							
Inventory in sq. ft.	28,734,180	28,923,632	29,161,496	7,237,517,312	7,222,925,312	7,276,806,144	
Net delivered over 12 months, in sq.ft.	12,293	10,380	(1,913)	59,502,409	57,367,205	45,533,641	
Net delivered units, as % of inventory	0.0%	0.0%	0.0%	0.8%	0.8%	0.6%	More delivered space relative to inventory than nationally
Under construction in sq.ft.	-	-	12,293	142,297,840	141,203,264	155,258,080	
Under construction, as % of inventory	-	-	0.0%	2.0%	2.0%	2.1%	
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Sales transactions							
Total investment acquisitions (in million \$)	\$0	\$279	\$35	\$28,031	\$29,974	\$21,646	Sales transactions are not rising as fast than nationally
Transaction sale price per sq.ft.	\$528	\$1,542	\$283	\$305	\$306	\$301	Prices are rising faster nationally
Market cap rate	6.7%	6.6%	6.7%	7.0%	7.0%	7.0%	Cap rates are lower than nationally

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Urban Honolulu, HI

Core-Based Statistical Area Code: 46520

IV. Industrial

	Urban Honolulu, HI			U.S.			
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Demand indicators							
Vacancy rate	3.6%	4.1%	4.7%	4.2%	4.6%	5.5%	<i>The area has lower vacancy rate than nationally</i>
Absorption in sq.ft. over the quarter	258,053	321,818	68,945	134,147,704	163,473,664	85,677,192	
Absorption in sq.ft. over 12 months	606,582	417,474	(145,164)	502,819,872	454,349,376	223,162,272	<i>The area has lower absorption than nationally</i>
Absorption in past 12 months as % of inventory	1.5%	1.0%	-0.4%	3.0%	2.7%	1.4%	<i>The area has lower absorption than nationally</i>
Market rent per sq.ft.	\$19.7	\$19.3	\$18.4	\$9.8	\$9.5	\$9.0	
Market rent growth, y/y % chg.	6.9%	5.8%	4.3%	8.6%	7.2%	4.6%	<i>Rent growth is slower than nationally</i>
Supply indicators							
Inventory in sq. ft.	41,590,508	41,332,456	40,983,928	16,815,425,536	16,680,851,456	16,312,040,448	
Net delivered over 12 months, in sq.ft.	147,836	541,367	492,987	283,714,234	297,459,785	307,128,078	<i>Less deliveries relative to inventory than nationally</i>
Net delivered units, as % of inventory	0.4%	1.3%	1.2%	1.7%	1.8%	1.9%	<i>Less deliveries relative to inventory than nationally</i>
Under construction in sq.ft.	56,446	94,846	156,446	508,025,152	466,780,896	340,499,936	<i>Less delivered space relative to inventory than nationally</i>
Under construction, as % of inventory	0.1%	0.2%	0.4%	3.0%	2.8%	2.1%	<i>Less delivered space relative to inventory than nationally</i>
Sales transactions							
Total investment acquisitions (in million \$)	\$80	\$33	\$87	\$34,773	\$30,151	\$29,578	<i>Sales transactions are not rising as fast as nationally</i>
Transaction sale price per sq.ft.	\$217	\$255	\$431	\$144	\$127	\$110	<i>Prices are not rising as fast as nationally</i>
Market cap rate	4.9%	4.7%	4.7%	6.3%	6.3%	6.4%	<i>Cap rates are lower than nationally</i>

V. Retail

	Urban Honolulu, HI			U.S.			
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Demand indicators							
Vacancy rate	4.2%	4.8%	4.6%	4.6%	4.8%	5.1%	<i>The area has a lower vacancy rate than nationally</i>
Absorption in sq.ft. over the quarter	203,918	7,126	(88,846)	28,236,304	29,377,518	689,343	
Absorption in sq.ft. over 12 months	150,683	(142,081)	(231,618)	76,321,048	48,774,088	(28,079,124)	<i>The area has lower absorption than nationally</i>
Absorption in past 12 months as % of inventory	0.4%	-0.4%	-0.6%	0.7%	0.4%	-0.3%	<i>The area has lower absorption than nationally</i>
Market rent per sq.ft.	\$48.3	\$47.5	\$47.1	\$22.5	\$22.3	\$21.9	
Market rent growth, y/y % chg.	2.4%	1.7%	0.2%	2.8%	2.1%	0.8%	<i>Rent growth is slower than nationally</i>
Y/Y chg.in retail trade payroll employment ('000) (as of latest available month of the quarter)	1.20	3.70	(9.30)	372.10	387.70	(473.90)	<i>The area has stronger retail trade job creation than nationally</i>
Supply indicators							
Inventory in sq. ft.	39,356,672	39,152,752	39,205,988	11,209,097,216	11,180,823,552	11,132,858,368	<i>Relatively fewer units delivered than nationally</i>
Net delivered over 12 months, in sq.ft.	-13,830	1,390	108,275	21,047,385	28,105,270	41,736,234	<i>Less delivered space relative to inventory than nationally</i>
Net delivered units, as % of inventory	0.0%	0.0%	0.3%	0.2%	0.3%	0.4%	<i>Less delivered space relative to inventory than nationally</i>
Under construction in sq.ft.	9,353	4,500	32,491	50,577,712	53,660,692	52,556,572	<i>Construction activity is slower than nationally</i>
Under construction, as % of inventory	0.0%	0.0%	0.1%	0.5%	0.5%	0.5%	<i>Construction activity is slower than nationally</i>
Sales transactions							
Total investment acquisitions (in million \$)	\$33	\$47	\$109	\$24,585	\$21,801	\$18,723	<i>Sales transactions are not rising as fast than nationally</i>
Transaction sale price per sq.ft.	\$528	\$530	\$339	\$237	\$204	\$192	<i>Prices are rising faster nationally</i>
Market cap rate	5.0%	5.0%	5.1%	7.0%	7.0%	7.0%	<i>Cap rates are lower than nationally</i>

VI. Hotel/Lodging

	Urban Honolulu, HI			U.S.			
	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	
Leisure and hospitality payroll workers ('000)	60.1	61.0	49.3	15,362	15,397	12,896	
Y/Y change ('000)	16.0	28.7	(27.3)	2,533.0	1,841.0	(3,541.0)	<i>Job creation in the leisure industry is stronger than nationally</i>
% share to nonfarm payroll employment	14.1%	14.4%	12.1%	10.2%	10.4%	9.0%	<i>Higher fraction of workers in leisure industry than nationally</i>

Sources of data used: CoStar®, US Census Bureau, US Bureau of Labor Statistics, and US Bureau of Economic Analysis.

*An index below 50 means local market conditions are weaker than nationally, above 50 means local market conditions are stronger, and 50 means local market conditions are about the same as nationally.

NAR derived the index by assigning 1 point for each indicator where local market conditions are better than the national (US) condition.

The total points for each local market are divided by the number of variables that are available at the local area, with 25 indicators if all the data are available. The fraction is multiplied by 100 to get the index.

Economic data may not be available for all markets. In some submarkets or metropolitan divisions (e.g., Long Island) reported by CoStar®, the economic data that is reported (e.g. employment) is of the metropolitan area

(New York-Newark-Jersey City). The 390 markets in this report are based on the CoStar® market areas.

NAR reserves the right to add new variables or drop variables that comprise the index based on its analysis of variables that impact market trends.

Market cap rate is based on CoStar proprietary model that is based on both sales transaction cap rates and modeled cap rates based on characteristics of comparable properties in the geographic area.

Data may not be available for some markets or property types.

For information about this report, email data@nar.realtor.

Visit NAR's Commercial Research webpage at <https://www.nar.realtor/research-and-statistics/research-reports/commercial-research>



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Kahului-Wailuku-Lahaina, HI

Core-Based Statistical Area Code: 27980

The Kahului-Wailuku-Lahaina, HI commercial real estate market is stronger compared to the overall U.S. market.
NAR Commercial Real Estate Market Conditions Index* 52.0

Overall economic conditions are not as strong than nationally.
 The apartment property market is about the same than nationally.
 The office property market is stronger than nationally.
 The industrial property market is about the same than nationally.
 The retail property market is not as strong than nationally.
 The hotel/lodging property market is stronger than nationally.

I. Economic and Demographic

Economic	Kahului-Wailuku-Lahaina, HI			U.S.			
	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	
Total non-farm employment ('000)	65	64	60	150,098	147,650	143,602	
Y/Y chg.in nonfarm payroll employment ('000)	8	12	(22)	5,977	5,704	(9,244)	
Y/Y % chg. in nonfarm payroll employment	13.7%	23.9%	-26.7%	4.1%	4.0%	-6.0%	Job creation is stronger than nationally
Unemployment rate (%)	7.9%	8.9%	14.5%	4.2%	4.7%	6.7%	Unemployment rate is higher than nationally
Average weekly wages	\$1,001	\$1,002	\$877	\$1,080	\$1,073	\$1,038	
Wage growth, year-over-year <i>(data are as of last month of the quarter)</i>	13.2%	10.9%	3.1%	4.8%	4.5%	6.7%	Wages are rising faster than nationally
	2020	2019	2018	2020	2019	2018	
GDP growth (%)	-20.4%	0.8%	5.6%	-3.4%	2.3%	2.9%	
	2019	2018	2017	2019	2018	2017	
Median household income	\$80,754	\$82,917	\$80,183	\$87,470	\$84,423	\$81,284	
	2020	2019	2018	2020	2019	2018	
Demographic	(0.4)	(0.6)	(0.4)	0	0	0	Area is experiencing net domestic out-migration
Net domestic migration ('000)	168	168	167	331,501	328,330	326,838	
Population ('000)	0.13%	0.18%	0.55%	0.97%	0.46%	0.53%	Population growth is slower than nationally
Population growth (%)							

II. Multifamily

Demand indicators	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
	Vacancy rate	1.3%	1.3%	2.3%	4.6%	4.6%	
Absorption of units over the quarter	0	2	9	78,063	189,629	94,740	
Absorption of units in past 12 months	18	27	(3)	714,672	731,349	376,273	
Absorption in past 12 months as % of inventory	1.0%	1.5%	-0.2%	4.2%	4.3%	2.3%	The area has lower absorption than nationally
Market asking rent per unit	\$1,918	\$1,905	\$1,755	\$1,543	\$1,532	\$1,387	
Market asking rent per unit, y/y % chg	9.3%	8.4%	-0.6%	11.3%	10.6%	0.5%	
Effective rent per unit	\$1,911	\$1,900	\$1,748	\$1,534	\$1,523	\$1,367	
Effective rent per unit, y/y % chg	9.3%	8.6%	0.4%	12.2%	11.6%	-0.1%	Rents are rising more slowly than nationally
Rent as a percent of 2-person annual wage income	22.0%	21.8%	22.9%	16.3%	16.3%	15.2%	Renting is less affordable than nationally
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Supply indicators	1,819	1,819	1,801	17,112,020	17,034,566	16,401,950	
Inventory	-	-	-	369,993	387,542	434,591	
Net delivered units in past 12 months	-	-	-	2.2%	2.3%	2.6%	
Net delivered units, as % of inventory	-	-	-	681,402	692,701	687,551	
Units under construction	-	-	-	4.0%	4.1%	4.2%	
Units under construction, as % of inventory	-	-	-	16.2	14.7	(21.3)	
Ratio of jobs created to net delivered units <i>(as of latest available month of the quarter)</i>							
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Sales transactions	\$2	\$2	-	\$86,764	\$63,211	\$47,522	
Total investment acquisitions (in million \$)	\$235,714	\$127,778	-	\$235,199	\$231,697	\$212,033	
Transaction sales price per unit	4.7%	4.7%	4.7%	5.2%	5.2%	5.3%	Cap rates are lower than nationally
Market cap rate							

III. Office

Demand indicators	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
	Vacancy rate	4.0%	4.9%	6.1%	12.2%	4.9%	
Absorption in sq.ft. over the quarter	19,776	1,704	941	14,567,728	5,676,582	(34,912,824)	
Absorption in sq.ft. over 12 months	50,024	31,189	5,846	(39,446,204)	(88,926,760)	(74,605,520)	
Absorption in past 12 months as % of inventory	2.4%	1.5%	0.3%	-0.5%	-1.2%	-1.0%	The area has stronger absorption than nationally
Market rent per sq.ft.	\$31.0	\$30.8	\$30.1	\$34.4	\$34.3	\$34.3	
Market rent growth, y/y % chg.	2.8%	3.4%	0.7%	0.1%	-0.3%	-1.5%	Rents are rising faster than nationally
Y/Y chg.in professional/business services jobs ('000) <i>(as of latest available month of the quarter)</i>	0.5	0.8	(2.3)	1,134	1,092	(870)	Stronger office job creation than nationally
	2,072,224	2,052,448	2,022,200	7,237,517,312	7,222,925,312	7,276,806,144	
Supply indicators	5,246	5,246	-	59,502,409	57,367,205	45,533,641	
Inventory in sq. ft.	0.3%	0.3%	-	0.8%	0.8%	0.6%	More delivered space relative to inventory than nationally
Net delivered over 12 months, in sq.ft.	5,508	5,508	10,754	142,297,840	141,203,264	155,258,080	
Net delivered units, as % of inventory	0.3%	0.3%	0.5%	2.0%	2.0%	2.1%	Construction activity is slower than nationally
Under construction in sq.ft.							
Under construction, as % of inventory							
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Sales transactions	\$5	\$5	\$4	\$28,031	\$29,974	\$21,646	Sales transactions are not rising as fast than nationally
Total investment acquisitions (in million \$)	\$440	\$275	\$210	\$305	\$306	\$301	Prices are rising faster nationally
Transaction sale price per sq.ft.	7.3%	7.3%	7.3%	7.0%	7.0%	7.0%	Cap rates are higher than nationally
Market cap rate							

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Kahului-Wailuku-Lahaina, HI

Core-Based Statistical Area Code: 27980

IV. Industrial

	Kahului-Wailuku-Lahaina, HI			U.S.			
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Demand indicators							
Vacancy rate	2.8%	3.0%	4.0%	4.2%	4.6%	5.5%	<i>The area has lower vacancy rate than nationally</i>
Absorption in sq.ft. over the quarter	19,426	(953)	(3,487)	134,147,704	163,473,664	85,677,192	
Absorption in sq.ft. over 12 months	70,253	47,340	(59,717)	502,819,872	454,349,376	223,162,272	<i>The area has lower absorption than nationally</i>
Absorption in past 12 months as % of inventory	1.4%	1.0%	-1.2%	3.0%	2.7%	1.4%	
Market rent per sq.ft.	\$19.3	\$18.9	\$18.1	\$9.8	\$9.5	\$9.0	
Market rent growth, y/y % chg.	6.6%	5.7%	3.7%	8.6%	7.2%	4.6%	<i>Rent growth is slower than nationally</i>
Supply indicators							
Inventory in sq. ft.	4,974,286	4,954,860	4,904,033	16,815,425,536	16,680,851,456	16,312,040,448	
Net delivered over 12 months, in sq.ft.	7,706	-	34,660	283,714,234	297,459,785	307,128,078	
Net delivered units, as % of inventory	0.2%	-	0.7%	1.7%	1.8%	1.9%	<i>Less deliveries relative to inventory than nationally</i>
Under construction in sq.ft.	40,200	47,906	47,906	508,025,152	466,780,896	340,499,936	
Under construction, as % of inventory	0.8%	1.0%	1.0%	3.0%	2.8%	2.1%	<i>Less delivered space relative to inventory than nationally</i>
Sales transactions							
Total investment acquisitions (in million \$)	\$1	\$6	\$6	\$34,773	\$30,151	\$29,578	<i>Sales transactions are not rising as fast as nationally</i>
Transaction sale price per sq.ft.	\$452	\$276	\$152	\$144	\$127	\$110	<i>Prices are rising faster nationally</i>
Market cap rate	5.9%	5.8%	5.7%	6.3%	6.3%	6.4%	<i>Cap rates are lower than nationally</i>

V. Retail

	Kahului-Wailuku-Lahaina, HI			U.S.			
	2021 Q4	2021 Q3	2020 Q4	2021 Q4	2021 Q3	2020 Q4	
Demand indicators							
Vacancy rate	8.4%	8.2%	8.0%	4.6%	4.8%	5.1%	<i>The area has a higher vacancy rate than nationally</i>
Absorption in sq.ft. over the quarter	(4,060)	(9,397)	54,981	28,236,304	29,377,518	689,343	
Absorption in sq.ft. over 12 months	(21,843)	37,198	3,914	76,321,048	48,774,088	(28,079,124)	<i>The area has lower absorption than nationally</i>
Absorption in past 12 months as % of inventory	-0.3%	0.5%	0.0%	0.7%	0.4%	-0.3%	
Market rent per sq.ft.	\$39.9	\$39.6	\$38.6	\$22.5	\$22.3	\$21.9	
Market rent growth, y/y % chg.	3.2%	2.9%	1.0%	2.8%	2.1%	0.8%	<i>Rents are rising faster than nationally</i>
Y/Y chg.in retail trade payroll employment ('000) <i>(as of latest available month of the quarter)</i>	0.10	0.50	(1.80)	372.10	387.70	(473.90)	<i>The area has stronger retail trade job creation than nationally</i>
Supply indicators							
Inventory in sq. ft.	7,869,665	7,873,725	7,891,508	11,209,097,216	11,180,823,552	11,132,858,368	
Net delivered over 12 months, in sq.ft.	7,093	23,839	49,784	21,047,385	28,105,270	41,736,234	<i>Relatively fewer units delivered than nationally</i>
Net delivered units, as % of inventory	0.1%	0.3%	0.6%	0.2%	0.3%	0.4%	<i>Less delivered space relative to inventory than nationally</i>
Under construction in sq.ft.	-	7,093	-	50,577,712	53,660,692	52,556,572	
Under construction, as % of inventory	-	0.1%	-	0.5%	0.5%	0.5%	
Sales transactions							
Total investment acquisitions (in million \$)	\$1	\$10	\$2	\$24,585	\$21,801	\$18,723	<i>Sales transactions are not rising as fast than nationally</i>
Transaction sale price per sq.ft.	\$287	\$308	\$285	\$237	\$204	\$192	<i>Prices are not rising as fast than nationally</i>
Market cap rate	5.8%	5.8%	5.8%	7.0%	7.0%	7.0%	<i>Cap rates are lower than nationally</i>

VI. Hotel/Lodging

	Kahului-Wailuku-Lahaina, HI			U.S.			
	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	2021 Q4 (Nov)	2021 Q3 (Sept)	2020 Q4 (Dec)	
Leisure and hospitality payroll workers ('000)	18.3	18.1	14.2	15,362	15,397	12,896	
Y/Y change ('000)	6.6	9.6	(11.9)	2,533.0	1,841.0	(3,541.0)	<i>Job creation in the leisure industry is stronger than nationally</i>
% share to nonfarm payroll employment	28.3%	28.2%	23.7%	10.2%	10.4%	9.0%	<i>Higher fraction of workers in leisure industry than nationally</i>

Sources of data used: CoStar®, US Census Bureau, US Bureau of Labor Statistics, and US Bureau of Economic Analysis.

*An index below 50 means local market conditions are weaker than nationally, above 50 means local market conditions are stronger, and 50 means local market conditions are about the same as nationally.

NAR derived the index by assigning 1 point for each indicator where local market conditions are better than the national (US) condition.

The total points for each local market are divided by the number of variables that are available at the local area, with 25 indicators if all the data are available. The fraction is multiplied by 100 to get the index.

Economic data may not be available for all markets. In some submarkets or metropolitan divisions (e.g., Long Island) reported by CoStar®, the economic data that is reported (e.g. employment) is of the metropolitan area (New York-Newark-Jersey City). The 390 markets in this report are based on the CoStar® market areas.

NAR reserves the right to add new variables or drop variables that comprise the index based on its analysis of variables that impact market trends.

Market cap rate is based on CoStar proprietary model that is based on both sales transaction cap rates and modeled cap rates based on characteristics of comparable properties in the geographic area.

Data may not be available for some markets or property types.

For information about this report, email data@nar.realtor.

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