



Prepared by:  
**HOUSING DIVISION**  
 DEPARTMENT OF HOUSING AND HUMAN CONCERNS (DHHC)  
 COUNTY OF MAUI

Effective: **May 1, 2019**

2019  
 AFFORDABLE SALES PRICE GUIDELINES  
**MAUI (EXCEPT HANA)**  
**SINGLE FAMILY**

		Percent of Median Income												
		Very Low	Low Income				Below Moderate		Moderate		Above Moderate		Gap Income	
		50% & Below	(51% to 80%)				(81% to 100%)		(101% to 120%)		(121% to 140%)		(141% to 160%)	
Prevailing Int. Rate	No. of Bedrooms	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%	150%	160%	
4.000%	1	\$41,900	\$50,280	\$58,660	\$67,040	\$75,420	\$83,800	\$92,180	\$100,560	\$108,940	\$117,320	\$125,700	\$134,080	
	2	\$181,700	\$194,040	\$226,310	\$258,650	\$290,990	\$323,330	\$355,670	\$388,010	\$420,350	\$452,690	\$485,030	\$517,370	
	3	\$198,350	\$235,620	\$274,805	\$314,075	\$353,345	\$392,615	\$431,885	\$471,155	\$510,425	\$549,695	\$588,965	\$628,235	
	4	\$231,000	\$277,200	\$323,300	\$369,500	\$415,700	\$461,900	\$508,100	\$554,300	\$600,500	\$646,700	\$692,900	\$739,100	
		\$265,650	\$318,780	\$371,795	\$424,925	\$478,055	\$531,185	\$584,315	\$637,445	\$690,575	\$743,705	\$796,835	\$849,965	

Current prevailing mortgage rate in Hawaii = 3.76%.

The **current** average 30-year fixed **mortgage rate in Hawaii** increased 17 basis points from 3.59% to 3.76%.

**Hawaii mortgage rates today** are 9 basis points higher than the national average **rate** of 3.67%

RECEIVED AT AH MEETING ON 2/5/2020  
 CM Rawlins-Fernandez

**Table 16. Top Six Reasons for Not Buying a Home, 2019**

	County				State
	Honolulu	Maui	Hawai'i	Kaua'i	
Too Expensive	57.3%	61.8%	51.9%	61.1%	57.2%
Cannot Afford Down Payment	33.9%	23.5%	25.9%	17.2%	31.0%
Won't Stay Long Enough	17.6%	39.5%	32.1%	45.2%	23.1%
Do Not Want To Buy; Prefer To Rent	15.8%	41.6%	32.8%	47.9%	22.2%
Can't Qualify for a Loan	20.5%	13.8%	15.9%	7.6%	18.6%
Can't Afford the Monthly Payment	18.1%	15.2%	13.6%	11.0%	16.9%

Source: Housing Demand Survey, 2019.

\*Table data from the Hawaii Housing Planning Study 2019

Home Sales 2019

	Local	Mainland	Foreign	Percent Local	Percent non-resident	Cost of Home, Local	Cost of Home, Mainlander	Cost of Home, Foreign
2010	1,380	1,768	270	0.40374488	0.59625512	460,187	619,190	954,224
2011	1,331	1,316	274	0.455665868	0.544334132	400,964	533,555	794,261
2012	1,212	1,121	252	0.468858801	0.531141199	413,005	588,005	730,817
2013	1,393	1,174	197	0.50397974	0.496020261	455,623	706,670	858,267
2014	1,230	1,149	112	0.493777599	0.506222401	481,694	838,211	945,387
2015	1,392	1,090	87	0.541845076	0.458154924	522,070	818,362	1,091,288
2016	1,428	1,077	71	0.554347826	0.445652174	537,552	879,948	1,084,852
2017	1,450	1,076	79	0.556621881	0.443378119	561,784	998,129	1,140,488
2018	1,768	964	96	0.625176803	0.374823197	623,047	1,020,893	1,153,351
2019 Q1	382	195	18	0.642016807	0.357983193	592,710	988,285	1,566,667
2019 Q2	441	191	8	0.6890625	0.3109375	672,445	989,237	1,851,250
2019 Q3	471	193	8	0.700892857	0.299107143	677,916	1,100,653	2,220,612
	13,878	11,314	1,472	0.520477048	0.479522952	639,900	1,008,114	1,439,146
				Percent Mainland	0.424317432			
				Percent foreign	0.055205521			

\*Table data from DBEDT