

Chapter 7

## RENTAL PROPERTIES WITH 2 TO 4 DWELLING UNITS

Tables 1 to 3 present statistics for the United States, by government insurance status of the mortgage. Tables 4 to 16 and corresponding tables with suffix letter "a" present data for the United States for all mortgages and for conventional mortgages, respectively. The tables are numbered to correspond with tables containing essentially the same subjects in all chapters.

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RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 1.—MORTGAGE LOAN AND OUTSTANDING DEBT ON PROPERTY, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950

[Median not shown where number of sample cases reported is less than 100]

Subject	Total		Properties with government-insured first mortgage				Properties with conventional first mortgage	
	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	FHA		VA		Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)
			Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)		
Total.....	324,392	1,473,676	19,804	182,592	15,750	93,206	288,840	1,197,878
Average debt per property.....	...	4.5	...	9.2	...	5.9	...	4.1
<b>TOTAL MORTGAGE LOAN ON PROPERTY</b>								
Less than \$2,000.....	40,664	35,931	17	23	193	92	40,454	35,816
\$2,000 to \$2,999.....	45,688	81,662	295	612	259	517	45,135	80,533
\$3,000 to \$3,999.....	48,992	128,281	255	701	1,664	4,650	47,071	122,930
\$4,000 to \$4,999.....	41,551	136,450	864	2,086	1,612	5,590	39,076	128,774
\$5,000 to \$5,999.....	32,456	135,174	1,043	4,875	3,323	15,023	28,096	115,276
\$6,000 to \$6,999.....	25,966	130,841	1,642	8,736	1,636	8,971	22,690	113,134
\$7,000 to \$7,999.....	19,947	120,740	1,794	11,268	2,061	13,455	16,096	96,017
\$8,000 to \$8,999.....	13,122	90,180	935	7,381	1,892	14,584	10,292	68,215
\$9,000 to \$9,999.....	11,483	89,130	1,798	15,775	901	7,219	8,782	66,136
\$10,000 to \$10,999.....	12,498	106,763	2,523	24,230	966	8,455	9,009	74,078
\$11,000 to \$11,999.....	6,432	63,479	2,093	22,119	311	3,096	4,029	38,264
\$12,000 to \$12,999.....	13,865	156,801	5,218	63,004	770	8,863	7,880	84,934
\$13,000 to \$13,999.....	7,988	112,104	1,191	18,167	76	1,054	6,720	82,883
\$14,000 to \$14,999.....	3,763	86,140	151	3,615	92	1,637	3,521	80,888
Median loan.....dollars..	4,600	...	10,500	...	6,500	...	4,300	...
<b>TOTAL OUTSTANDING DEBT ON PROPERTY</b>								
Less than \$2,000.....	79,098	84,546	332	338	358	359	78,410	83,849
\$2,000 to \$2,999.....	58,639	141,774	975	2,340	1,671	4,375	55,996	135,059
\$3,000 to \$3,999.....	44,651	150,722	287	941	1,735	5,862	42,633	143,919
\$4,000 to \$4,999.....	34,346	151,819	1,148	5,161	3,107	14,033	30,093	132,605
\$5,000 to \$5,999.....	25,061	135,358	1,592	8,749	1,955	10,519	21,515	116,090
\$6,000 to \$6,999.....	18,157	116,099	1,568	10,078	1,571	10,112	15,020	95,909
\$7,000 to \$7,999.....	13,528	99,687	825	6,191	1,708	12,609	10,995	80,887
\$8,000 to \$8,999.....	12,631	106,265	1,595	13,620	1,931	16,149	9,106	76,496
\$9,000 to \$9,999.....	9,328	88,096	2,617	25,108	593	5,575	6,123	57,413
\$10,000 to \$10,999.....	7,529	77,982	1,784	18,598	408	4,298	5,338	55,128
\$11,000 to \$11,999.....	6,280	71,362	3,763	43,564	303	3,374	2,150	24,424
\$12,000 to \$12,999.....	7,884	104,488	2,306	30,405	286	3,712	5,295	70,371
\$13,000 to \$13,999.....	5,409	88,030	987	16,072	128	2,209	4,297	69,749
\$14,000 to \$14,999.....	1,926	57,446	42	1,467	...	...	1,884	55,979
Median debt.....dollars..	3,500	...	9,600	...	5,500	...	3,200	...

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages			Conventional first mortgages			Total junior mortgages			
	Total	With no second mortgage	With second mortgage	FHA			VA total	Total	With no second mortgage	With conventional second mortgage	Total	VA guaranteed	Conventional
				Total FHA first mortgage	With no second mortgage	With VA guaranteed second mortgage							
Amount of outstanding debt (thousands of dollars)													
Total outstanding debt.....	1,405,872	1,283,033	122,839	179,378	163,394	14,099	92,125	1,134,369	1,033,019	101,350	67,772	2,766	65,006
Average debt per mortgage.....	4.3	4.3	4.7	9.1	9.1	9.2	5.8	3.9	3.9	4.3	2.5	1.8	2.6
<b>TYPE OF MORTGAGE HOLDER</b>													
Commercial bank or trust company.....	262,479	240,026	22,453	34,700	29,429	4,524	28,870	198,909	185,270	13,639	7,029	904	6,125
Mutual savings bank.....	165,668	144,298	21,370	12,924	11,116	1,565	20,337	132,407	113,103	19,304	3,373	397	2,976
Savings and loan association.....	379,699	346,227	33,472	14,669	11,760	2,909	31,147	333,883	304,449	29,434	3,382	643	2,739
Life insurance company.....	169,885	157,509	12,376	95,070	89,449	4,726	6,729	68,086	61,331	6,755	764	746	18
Mortgage company.....	16,087	15,189	898	8,017	7,935	82	802	7,268	6,452	816	499	20	479
Federal National Mortgage Association.....	12,408	12,115	293	10,269	9,976	293	2,139	...	...	...	39	39	...
Individual.....	344,598	319,898	24,700	...	...	...	101	344,497	319,797	24,700	4,850	...	48,510
Other.....	55,048	47,771	7,277	3,729	...	...	2,000	49,319	42,617	6,702	4,176	17	4,159
<b>MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER</b>													
Purchased.....	243,802	224,994	18,808	108,128	101,985	5,200	13,353	122,321	109,981	12,340	9,822	946	8,876
Originated.....	1,162,070	1,058,039	104,031	71,250	61,409	8,899	78,772	1,012,048	923,038	89,010	57,950	1,820	56,130
<b>ORIGIN OF FIRST MORTGAGE</b>													
Mortgage made or assumed at time property acquired.....	958,376	859,198	99,178	172,914	158,088	13,204	87,583	697,879	619,032	78,847	56,324	2,540	53,784
Mortgage refinanced or renewed.....	263,448	245,066	18,382	4,315	3,157	895	4,078	255,055	237,831	17,224	8,966	226	8,740
Mortgage placed later than acquisition of property.....	184,048	178,769	5,279	2,149	2,149	...	464	181,435	176,156	5,279	2,482	...	2,482
<b>AMORTIZATION</b>													
Fully amortized.....	1,028,466	944,527	83,939	179,378	163,394	14,099	92,125	756,963	694,513	62,450	29,439	2,766	26,673
Partially amortized.....	175,380	156,642	18,738	...	...	...	...	175,380	156,642	18,738	18,916	...	18,916
Not amortized.....	82,406	73,198	9,208	...	...	...	...	82,406	73,198	9,208	9,902	...	9,902
On demand.....	119,620	108,666	10,954	...	...	...	...	119,620	108,666	10,954	9,515	...	9,515
Regular principal payments required.....	43,666	35,811	7,855	...	...	...	...	43,666	35,811	7,855	4,900	...	4,900
No regular principal payments required.....	75,954	72,855	3,099	...	...	...	...	75,954	72,855	3,099	9,025	...	9,025

<sup>1</sup> Includes 1,885 thousand dollars outstanding debt on FHA-insured first mortgages with conventional second mortgage.



RENTAL PROPERTIES WITH 2 TO 4 UNITS

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Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages				Conventional first mortgages			Total junior mortgages		
	Total	With no second mortgage	With second mortgage	FHA			VA total	Total	With no second mortgage	With conventional second mortgage	Total	VA guaranteed	Conventional
				Total FHA first mortgages	With no second mortgage	With VA guaranteed second mortgage							
Number of mortgages													
Total mortgages.....	324,392	298,298	26,094	119,804	18,022	1,535	15,750	288,840	265,313	23,525	26,614	1,536	25,077
TYPE OF MORTGAGE HOLDER													
Commercial bank or trust company.....	61,204	55,815	5,389	4,778	4,113	540	5,542	50,888	46,652	4,236	4,399	540	3,857
Mutual savings bank.....	38,079	33,704	4,375	1,528	1,358	145	2,757	33,796	29,645	4,151	1,330	145	1,185
Savings and loan association.....	94,003	87,186	6,817	1,602	1,354	248	5,720	86,682	80,244	6,438	1,853	266	1,588
Life insurance company.....	21,324	19,467	1,857	9,515	8,860	559	1,043	10,771	9,570	1,201	722	541	181
Mortgage company.....	2,753	2,647	106	971	959	12	99	1,686	1,592	94	292	12	280
Federal National Mortgage Association.....	1,185	1,153	32	937	905	32	249	...	...	...	24	...	...
Individual.....	92,517	86,245	6,272	...	...	...	8	92,509	86,237	6,272	16,327	...	16,327
Other.....	13,342	12,093	1,249	483	483	...	334	12,526	11,386	1,140	1,667	8	1,659
MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER													
Purchased.....	47,688	43,862	3,826	11,250	10,525	605	2,227	34,213	31,172	3,041	3,257	605	2,652
Originated.....	276,706	254,441	22,265	8,557	7,497	929	13,523	254,629	234,142	20,487	23,357	929	22,421
FORM OF DEBT													
Mortgage or deed of trust.....	309,006	282,943	26,063	19,807	18,024	1,534	15,747	273,459	249,959	23,500	25,895	1,534	24,360
Contract to purchase.....	15,387	15,355	32	...	...	...	...	15,387	15,355	32	712	...	712
SERVICE OF MORTGAGE													
Hold and service mortgage.....	289,077	265,473	23,604	9,702	8,781	773	13,998	265,380	243,331	22,049	22,661	790	21,870
Hold mortgage only.....	35,316	32,828	2,488	10,105	9,244	761	1,750	23,463	21,985	1,478	3,947	743	3,202
AMORTIZATION													
Fully amortized.....	224,721	206,743	17,978	19,807	18,024	1,534	15,747	189,173	173,755	15,418	16,116	1,534	14,583
Partially amortized.....	40,992	37,342	3,650	...	...	...	...	40,992	37,342	3,650	3,540	...	3,540
Not amortized.....	24,096	22,327	1,769	...	...	...	...	24,096	22,327	1,769	3,394	...	3,394
On demand.....	34,599	31,898	2,701	...	...	...	...	34,599	31,898	2,701	3,562	...	3,562
Regular principal payments required.....	12,735	11,125	1,610	...	...	...	...	12,735	11,125	1,610	701	...	701
No regular principal payments required.....	21,864	20,773	1,091	...	...	...	...	21,864	20,773	1,091	2,861	...	2,861
FREQUENCY OF INTEREST PAYMENT													
Monthly.....	229,964	210,981	18,983	19,807	18,024	1,534	15,747	194,419	177,995	16,424	16,479	1,534	14,942
Quarterly, semi-annually or annually.....	82,346	75,808	6,538	...	...	...	...	82,346	75,808	6,538	7,103	...	7,103
Other regular interval.....	1,564	1,542	22	...	...	...	...	1,564	1,542	22	83	...	83
No regular payment.....	10,528	9,977	551	...	...	...	...	10,528	9,977	551	2,947	...	2,947
FREQUENCY OF PRINCIPAL PAYMENT													
Monthly.....	230,563	211,700	18,863	19,807	18,024	1,534	15,747	195,016	178,713	16,303	16,810	1,534	15,275
Quarterly, semi-annually or annually.....	45,947	41,662	4,285	...	...	...	...	45,947	41,662	4,285	3,346	...	3,346
Other regular interval.....	8,278	7,696	582	...	...	...	...	8,278	7,696	582	1,007	...	1,007
No regular payment.....	39,617	37,252	2,365	...	...	...	...	39,617	37,252	2,365	5,449	...	5,449
METHOD OF PAYMENT													
Interest and principal at same time in constant total amount.....	226,266	206,763	19,503	19,807	18,024	1,534	15,694	190,769	173,827	16,942	14,929	1,534	13,394
Interest and principal at same time in increasing or decreasing total amount.....	45,508	42,422	3,086	...	...	...	53	45,454	42,368	3,086	4,417	...	4,417
Payment of interest only.....	36,791	34,422	2,369	...	...	...	...	36,791	34,422	2,369	3,731	...	3,731
Interest and principal at different times, or principal only.....	6,047	5,452	595	...	...	...	...	6,047	5,452	595	863	...	863
No regular interest or principal payments.....	9,808	9,297	511	...	...	...	...	9,808	9,297	511	2,680	...	2,680
CURRENT STATUS OF PAYMENTS													
Ahead or up-to-date in scheduled payments.....	301,392	277,301	24,091	19,333	17,551	1,541	15,042	267,038	245,369	21,669	22,111	1,541	20,576
Delinquent:													
Foreclosure in process.....	805	707	98	88	88	...	...	717	619	98	203	...	203
Foreclosure not in process.....	12,637	11,267	1,370	400	400	...	719	11,521	10,295	1,226	1,716	...	1,716
No regular payments required.....	9,595	9,044	551	...	...	...	...	9,595	9,044	551	2,592	...	2,592
YEAR MORTGAGE MADE OR ASSUMED													
1950 (part).....	60,066	55,101	4,965	2,027	1,620	407	2,240	55,797	51,279	4,518	6,360	407	5,951
1949.....	76,828	71,496	5,332	4,475	3,912	554	2,893	69,463	64,826	4,637	6,436	554	5,882
1948.....	57,217	52,075	5,142	5,472	5,120	274	2,320	49,428	45,083	4,345	5,317	274	5,042
1947.....	41,004	37,898	3,106	2,484	2,273	212	4,064	34,457	31,621	2,836	4,446	212	4,235
1946.....	30,306	28,184	2,122	1,088	990	78	4,107	25,112	23,197	1,915	861	78	782
1942 to 1945.....	34,607	30,892	3,715	3,477	3,328	9	126	31,004	27,439	3,565	1,711	9	1,702
1940 to 1941.....	8,494	8,113	381	369	369	...	...	8,127	7,746	381	216	...	216
1935 to 1939.....	6,858	6,032	826	418	418	...	...	6,441	5,595	846	589	...	589
1930 to 1934.....	3,108	2,817	291	...	...	...	...	3,108	2,817	291	252	...	252
1929 or earlier.....	5,931	5,725	206	...	...	...	...	5,931	5,725	206	429	...	429
TERM OF MORTGAGE													
On demand.....	34,590	31,892	2,698	...	...	...	...	34,590	31,892	2,698	3,561	...	3,561
Less than 5 years.....	42,801	40,092	2,709	3	3	...	...	42,798	40,089	2,709	7,659	...	7,659
5 to 9 years.....	73,062	66,004	7,058	64	64	...	...	72,465	65,416	7,049	8,543	...	8,532
10 to 12 years.....	96,641	88,808	7,833	244	224	...	2,215	94,182	86,392	7,790	4,000	184	3,815
13 to 14 years.....	8,185	7,441	744	37	25	12	531	7,618	6,976	642	131	12	119
15 years.....	23,966	22,020	1,946	694	694	...	3,334	19,942	18,039	1,903	882	14	868
16 to 19 years.....	9,592	8,813	779	720	676	44	1,967	6,906	6,389	517	769	333	436
20 years.....	19,842	18,815	1,027	6,221	5,652	506	6,304	7,316	7,202	114	364	346	18
21 to 24 years.....	2,715	2,254	461	1,694	1,264	316	245	779	761	18	304	296	8
25 years.....	11,737	10,892	845	9,984	9,277	655	622	1,128	1,032	96	370	338	32
26 years or more.....	1,286	1,286	...	152	152	...	...	1,134	1,134	...	29	...	29
Median term..... years..	10	10	10	25	25	...	18	10	10	10	7	...	6

<sup>1</sup> Includes 247 FHA-insured first mortgages with conventional second mortgage.



RESIDENTIAL FINANCING

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages				Conventional first mortgages			Total junior mortgages		
	Total	With no second mortgage	With second mortgage	FHA			VA total	Total	With no second mortgage	With conventional second mortgage	Total	VA guaranteed	Conventional
				Total FHA first mortgages	With no second mortgage	With VA guaranteed second mortgage							
Number of mortgages													
YEAR MORTGAGE DUE													
On demand.....	34,599	31,898	2,698	...	...	...	...	34,599	31,898	2,698	3,561	...	3,561
Fully amortized.....	224,721	206,744	17,977	19,811	18,029	1,534	15,753	189,169	173,755	15,414	16,116	1,534	14,583
Past due.....	382	360	22	...	...	...	...	382	360	22	...	...	...
1950 to 1951.....	8,975	8,204	771	...	7	...	...	8,787	8,016	771	1,191	...	1,191
1952 to 1953.....	18,893	17,417	1,476	199	199	...	...	18,694	17,218	1,476	5,475	...	5,475
1954 to 1955.....	27,554	24,918	2,636	136	136	...	61	27,358	24,722	2,636	2,713	11	2,702
1956 to 1957.....	29,172	26,365	2,807	185	165	...	791	28,195	25,417	2,778	1,573	...	1,573
1958 to 1959.....	42,609	40,507	2,102	173	173	...	718	41,719	39,625	2,094	1,135	53	1,083
1960 to 1964.....	59,384	54,589	4,795	1,797	1,785	12	5,226	52,369	47,745	4,624	2,022	157	1,865
1965 to 1969.....	23,652	21,519	2,133	7,045	6,459	383	7,165	9,441	8,458	983	1,282	625	656
1970 to 1974.....	12,794	11,755	1,039	9,800	8,832	943	1,478	1,519	1,489	30	530	510	40
1975 or later.....	1,306	1,110	196	469	273	196	133	705	705	...	178	...	178
Partially or not amortized.....	65,099	59,677	5,423	...	...	...	...	65,099	59,677	5,423	6,936	...	6,936
Past due.....	1,074	1,066	8	...	...	...	...	1,074	1,066	8	181	...	181
1950 to 1951.....	24,822	22,444	2,378	...	...	...	...	24,822	22,444	2,378	2,337	...	2,337
1952 to 1953.....	18,448	16,950	1,498	...	...	...	...	18,448	16,950	1,498	1,956	...	1,956
1954 to 1955.....	10,564	9,706	858	...	...	...	...	10,564	9,706	858	1,244	...	1,244
1956 to 1957.....	3,444	3,110	334	...	...	...	...	3,444	3,110	334	354	...	354
1958 to 1959.....	3,069	2,810	259	...	...	...	...	3,069	2,810	259	472	...	472
1960 to 1964.....	2,710	2,630	80	...	...	...	...	2,710	2,630	80	343	...	343
1965 to 1969.....	847	847	...	...	...	...	...	847	847	...	...	...	...
1970 to 1974.....	92	85	7	...	...	...	...	92	85	7	...	...	...
1975 or later.....	29	29	...	...	...	...	...	29	29	...	29	...	29
INTEREST RATE													
Less than 3.0 percent.....	2,158	2,119	39	...	...	...	...	2,158	2,119	39	564	...	564
3.0 percent.....	1,737	1,697	40	...	...	...	...	1,737	1,697	40	55	...	55
3.1 to 3.5 percent.....	575	575	...	...	...	...	...	575	575	...	6	...	6
3.6 to 3.9 percent.....	194	194	...	...	...	...	...	194	194	...	...	...	...
4.0 percent.....	30,012	47,372	2,640	9,051	8,191	771	15,747	25,217	24,218	999	2,945	1,534	1,411
4.1 to 4.4 percent.....	525	525	...	190	190	...	...	335	335	...	...	...	...
4.5 percent.....	44,615	40,285	4,330	10,234	9,310	762	...	34,387	30,980	3,407	687	...	687
4.6 to 5.0 percent.....	108,779	101,252	7,527	334	334	...	...	108,448	100,921	7,527	7,959	...	7,959
5.1 to 5.5 percent.....	11,843	10,917	926	...	...	...	...	11,843	10,917	926	307	...	307
5.6 to 6.0 percent.....	90,859	83,357	7,502	...	...	...	...	90,859	83,357	7,502	11,603	...	11,603
6.1 percent or more.....	13,111	10,022	3,089	...	...	...	...	13,111	10,022	3,089	2,485	...	2,485
Median interest rate.....percent..	5.0	5.0	5.0	4.5	4.5	...	4.0	5.0	5.0	5.0	6.0	...	6.0
MORTGAGE LOAN													
Less than \$2,000.....	43,398	40,262	3,136	17	17	...	193	43,188	40,052	3,136	11,473	865	10,605
\$2,000 to \$2,999.....	47,314	43,874	3,440	295	295	...	259	46,761	43,321	3,440	5,818	392	5,426
\$3,000 to \$3,999.....	49,968	47,210	2,758	255	255	...	...	47,996	45,290	2,706	3,964	277	3,687
\$4,000 to \$4,999.....	44,194	39,184	5,010	942	864	78	1,627	41,629	36,712	4,917	1,584	...	1,584
\$5,000 to \$5,999.....	31,153	28,350	2,803	1,087	964	39	3,476	26,597	24,109	2,488	1,100	...	1,100
\$6,000 to \$6,999.....	24,706	23,318	1,388	1,728	1,630	98	1,465	21,519	20,229	1,290	639	...	639
\$7,000 to \$7,999.....	19,600	17,873	1,727	2,048	1,666	382	2,154	15,401	14,185	1,216	712	...	712
\$8,000 to \$8,999.....	12,565	11,601	964	670	567	103	1,793	10,101	9,281	820	155	...	155
\$9,000 to \$9,999.....	10,862	9,877	985	1,991	1,756	235	905	7,966	7,259	707	...	...	...
\$10,000 to \$10,999.....	12,706	11,179	1,527	2,510	2,342	116	1,229	8,969	7,873	1,096	554	...	554
\$11,000 to \$11,999.....	5,508	5,126	382	1,968	1,755	101	315	3,228	3,103	125	12	...	12
\$12,000 to \$14,999.....	12,785	11,672	1,113	5,090	4,851	239	4,59	7,240	6,366	874	20	...	20
\$15,000 to \$19,999.....	7,101	6,697	404	1,175	1,037	138	76	5,850	5,584	266	187	...	187
\$20,000 or more.....	2,598	2,097	461	42	36	6	...	2,425	1,970	455	401	...	401
Median loan.....dollars..	4,400	4,400	4,700	10,300	10,400	...	6,400	4,100	4,100	4,500	2,300	...	2,300
OUTSTANDING DEBT													
Less than \$2,000.....	83,290	77,168	6,122	332	332	...	369	82,593	76,482	6,111	15,427	936	14,491
\$2,000 to \$2,999.....	57,857	53,960	3,897	995	975	...	1,671	55,193	51,316	3,877	4,297	404	3,893
\$3,000 to \$3,999.....	46,463	42,791	3,672	287	287	...	1,774	44,405	40,773	3,632	2,725	194	2,530
\$4,000 to \$4,999.....	35,685	32,165	3,520	1,235	1,148	87	3,167	31,284	27,950	3,334	1,065	...	1,065
\$5,000 to \$5,999.....	23,450	22,170	1,280	1,667	1,483	120	2,007	19,781	18,794	987	848	...	848
\$6,000 to \$6,999.....	17,881	16,095	1,786	1,841	1,451	390	1,501	14,543	13,237	1,306	680	...	680
\$7,000 to \$7,999.....	12,952	11,792	1,160	982	982	...	1,792	10,619	9,582	1,037	752	...	752
\$8,000 to \$8,999.....	12,354	10,916	1,438	1,634	1,424	157	2,004	8,719	7,695	1,024	127	...	127
\$9,000 to \$9,999.....	8,997	8,158	839	2,862	2,529	222	657	5,481	5,040	441	6	...	6
\$10,000 to \$10,999.....	7,149	6,229	920	1,757	1,482	275	156	5,237	4,631	606	193	...	193
\$11,000 to \$11,999.....	5,848	5,608	240	3,687	3,609	78	264	1,894	1,732	162	...	...	...
\$12,000 to \$14,999.....	6,705	6,112	593	1,934	1,995	61	266	4,446	3,914	532	7	...	7
\$15,000 to \$19,999.....	4,667	4,301	366	944	806	138	128	3,595	3,368	227	295	...	295
\$20,000 or more.....	1,135	863	272	42	36	6	...	1,093	827	266	229	...	229
Median debt.....dollars..	3,400	3,400	3,800	9,400	9,500	...	5,400	3,100	3,100	3,400	1,700	...	1,700
MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT													
Mortgages with payments which include both.....	277,373	254,196	23,177	19,810	18,026	1,534	15,754	241,818	221,203	20,615	20,027	1,534	18,493
Less than \$20.....	141,297	129,651	11,646	5,724	5,083	411	7,647	127,931	117,200	10,731	15,797	1,534	14,263
\$20 to \$24.....	41,011	37,791	3,220	4,731	4,184	547	2,772	33,503	30,938	2,565	1,072	...	1,072
\$25 to \$29.....	34,526	32,003	2,523	3,027	2,731	276	2,772	28,772	26,545	2,227	1,255	...	1,255
\$30 to \$34.....	23,976	20,563	3,413	5,350	5,131	219	1,849	16,785	13,944	2,841	764	...	764
\$35 to \$39.....	11,596	10,865	731	644	569	75	477	10,476	9,863	613	286	...	286
\$40 to \$44.....	6,213	5,641	572	173	173	...	154	5,884	5,312	572	204	...	204

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages				Conventional first mortgages			Total junior mortgages		
	Total	With no second mortgage	With second mortgage	PHA			VA total	Total	With no second mortgage	With conventional second mortgage	Total	VA guaranteed	Conventional
				Total FHA first mortgages	With no second mortgage	With VA guaranteed second mortgage							
Number of mortgages													
MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT—Con.													
\$45 to \$49.....	3,463	3,258	205	133	127	6	36	3,294	3,095	199	72	...	72
\$50 to \$54.....	6,210	5,879	331	28	28	...	90	6,092	5,761	331	171	...	171
\$55 to \$59.....	2,687	2,605	82	...	...	...	...	2,687	2,605	82	109	...	109
\$60 to \$64.....	2,013	1,949	64	...	...	...	...	2,013	1,949	64	64	...	64
\$65 to \$69.....	731	691	40	...	...	...	...	731	691	40	...	...	...
\$70 to \$79.....	1,102	840	262	...	...	...	...	1,102	840	262	61	...	61
\$80 to \$99.....	1,251	1,251	...	...	...	...	...	1,251	1,251	...	...	...	...
\$100 to \$119.....	735	647	88	...	...	...	...	735	647	88	...	...	...
\$120 or more.....	562	562	...	...	...	...	...	562	562	...	172	...	172
Median payment.....dollars..	19	19	19	24	24	...	20	18	18	19	12	...	12
TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS													
Mortgages with payments which include other items.....													
Less than \$25.....	92,140	84,253	7,887	19,787	18,007	1,535	11,924	60,449	55,105	5,344	...	...	...
\$25 to \$29.....	39,952	36,426	3,526	3,290	2,819	307	4,181	32,485	29,601	2,884	...	...	...
\$30 to \$34.....	13,782	12,517	1,265	3,632	3,209	360	2,028	8,127	7,479	648	...	...	...
\$35 to \$39.....	12,195	11,412	783	2,991	2,734	237	1,767	7,441	7,005	436	...	...	...
\$40 to \$44.....	8,878	7,727	1,151	3,199	2,857	342	1,927	3,753	2,944	809	...	...	...
\$45 to \$49.....	6,854	6,468	386	3,054	2,953	102	1,188	2,613	2,388	225	...	...	...
\$50 to \$54.....	4,571	4,312	259	2,282	2,177	106	195	2,096	1,986	110	...	...	...
\$55 to \$59.....	2,070	1,752	318	750	675	75	395	927	868	59	...	...	...
\$60 to \$64.....	1,646	1,640	6	296	290	6	78	1,272	1,272	...	...	...	...
\$65 to \$69.....	849	843	6	...	...	...	129	719	713	6	...	...	...
\$70 to \$79.....	516	400	116	125	125	...	36	356	240	116	...	...	...
\$80 to \$99.....	432	393	39	168	168	...	...	265	226	39	...	...	...
\$100 to \$119.....	294	282	12	...	...	...	...	294	282	12	...	...	...
\$120 or more.....	101	101	...	...	...	...	...	101	101	...	...	...	...
Amount for other items not reported.....	...	...	...	...	...	...	...	...	...	...	...	...	...
Median payment.....dollars..	27	27	26	34	35	...	29	23	23	23	...	...	...
ITEMS INCLUDED IN PERIODIC PAYMENTS WITH INTEREST AND PRINCIPAL													
Mortgages with payments which include other items.....													
Real estate taxes, fires and hazard insurance premiums, and mortgage insurance premiums, with:	92,140	84,253	7,887	19,784	18,003	1,534	11,926	60,449	55,105	5,344	...	...	...
No other items.....	18,998	17,444	1,554	18,996	17,443	1,304	...	...	...	...	...	...	...
Other items.....	788	558	230	788	558	230	...	...	...	...	...	...	...
Real estate taxes, and fire and hazard insurance premiums.....	32,613	30,051	2,562	...	...	...	8,263	24,349	22,204	2,145	...	...	...
Real estate taxes.....	31,040	28,612	2,428	...	...	...	2,717	28,324	26,225	2,099	...	...	...
Fire and hazard insurance premiums.....	735	691	44	...	...	...	167	568	524	44	...	...	...
Other combinations:													
Including real estate taxes.....	6,647	5,616	1,031	...	...	...	779	5,880	4,867	1,013	...	...	...
Not including real estate taxes.....	1,319	1,281	38	...	...	...	...	1,328	1,285	43	...	...	...

RESIDENTIAL FINANCING

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA				VA			Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	With VA guaranteed second mortgage	With conventional second mortgage	Total	With no second mortgage	With conventional second mortgage			
Total properties.....	324,392	298,298	26,094	19,804	18,022	1,535	250	15,750	14,968	782	288,840	265,313	23,525
STRUCTURES ON PROPERTY													
1 structure.....	251,900	233,216	18,684	17,875	16,537	1,091	250	13,527	12,964	563	220,498	203,717	16,780
2 structures or more.....	72,492	65,082	7,410	1,929	1,485	444	...	2,223	2,004	219	68,342	61,596	6,745
DWELLING UNITS ON PROPERTY													
2 dwelling units.....	194,279	182,178	12,101	14,983	13,677	1,220	84	12,061	11,392	669	167,230	157,110	10,127
3 dwelling units.....	71,511	62,778	8,733	1,304	1,267	37	...	2,908	2,795	113	67,300	58,716	8,583
4 dwelling units.....	58,617	53,354	5,263	3,523	3,082	277	166	780	780	...	54,310	49,493	4,820
BUSINESS FLOOR SPACE ON PROPERTY													
None.....	289,519	267,417	22,102	19,807	18,024	1,534	250	15,131	14,357	774	254,589	235,042	19,554
Less than half.....	34,874	30,884	3,990	...	...	...	...	620	612	8	34,252	30,271	3,982
YEAR STRUCTURE BUILT <sup>1</sup>													
1950 (part).....	3,385	3,018	367	369	310	59	...	16	16	...	3,002	2,692	309
1949.....	10,871	10,141	730	2,842	2,761	81	...	145	145	...	7,885	7,238	649
1948.....	12,864	11,838	1,026	4,805	4,467	337	...	356	266	90	7,709	7,109	600
1947.....	9,937	8,797	1,160	2,806	2,307	500	...	408	408	...	6,746	6,088	660
1946.....	5,613	5,460	153	600	531	69	...	398	398	...	4,619	4,534	84
1942 to 1945.....	14,229	12,110	2,119	4,717	4,507	45	166	1,069	1,025	44	8,444	6,581	1,865
1940 to 1941.....	6,355	6,149	206	846	749	97	...	262	262	...	5,249	5,140	109
1930 to 1939.....	30,371	28,244	2,127	953	774	126	53	1,207	1,122	85	28,212	26,348	1,863
1929 or earlier.....	219,513	202,339	17,174	1,613	1,372	220	20	11,383	10,819	564	206,520	190,154	16,369
Not reported.....	11,250	10,215	1,035	265	254	...	11	513	513	...	10,471	9,446	1,024
YEAR STRUCTURE ACQUIRED <sup>1</sup>													
1950 (part).....	29,961	26,125	3,836	1,849	1,492	357	...	2,095	2,056	39	26,019	22,581	3,439
1949.....	46,755	42,125	4,630	4,226	3,716	501	11	2,682	2,553	129	39,848	35,862	3,987
1948.....	43,512	39,573	3,939	5,560	5,106	377	78	2,353	1,906	447	35,600	32,563	3,038
1947.....	36,183	32,735	3,448	2,317	2,105	212	...	3,913	3,855	58	29,953	26,776	3,179
1946.....	32,150	29,837	2,313	1,241	1,143	78	20	4,133	4,024	109	26,779	24,674	2,107
1942 to 1945.....	55,945	51,795	4,150	3,483	3,334	9	141	377	377	...	52,082	48,086	4,000
1940 to 1941.....	17,698	17,144	554	537	537	...	...	12	12	...	17,149	16,574	575
1930 to 1939.....	29,640	28,264	1,376	463	463	...	...	190	190	...	28,989	27,613	1,376
1929 or earlier.....	30,236	28,558	1,678	134	134	...	...	...	...	...	30,101	28,424	1,678
Not reported.....	2,340	2,159	181	...	...	...	...	...	...	...	2,340	2,159	181
STRUCTURE NEW OR PREVIOUSLY OCCUPIED WHEN ACQUIRED <sup>1</sup>													
New.....	51,210	47,941	3,269	12,452	11,872	528	53	1,008	918	90	37,752	35,155	2,598
Previously occupied.....	273,181	250,356	22,825	7,359	6,155	1,006	197	14,709	14,017	692	251,087	230,158	20,933
MARKET VALUE													
Less than \$2,000.....	4,302	4,133	169	...	...	...	...	...	...	...	4,301	4,133	169
\$2,000 to \$2,999.....	7,044	7,044	...	...	...	...	...	...	...	...	7,044	7,044	...
\$3,000 to \$3,999.....	14,484	13,761	723	167	167	...	...	281	281	...	14,035	13,314	723
\$4,000 to \$4,999.....	17,099	15,697	1,402	14	14	...	...	944	944	...	16,140	14,741	1,402
\$5,000 to \$5,999.....	20,827	19,859	968	289	226	63	...	1,026	1,026	...	19,518	18,612	905
\$6,000 to \$6,999.....	26,017	24,587	1,430	246	246	...	...	1,654	1,614	40	24,116	22,708	1,410
\$7,000 to \$7,999.....	28,608	26,682	1,926	354	237	117	...	2,531	2,508	23	25,730	23,940	1,786
\$8,000 to \$8,999.....	24,933	23,542	1,391	1,278	1,256	11	11	1,847	1,684	163	21,810	20,605	1,207
\$9,000 to \$9,999.....	15,688	14,271	1,417	839	839	...	...	1,290	1,270	20	13,559	12,162	1,397
\$10,000 to \$10,999.....	30,256	27,964	2,292	774	641	80	53	1,975	1,936	39	27,507	25,390	2,120
\$11,000 to \$11,999.....	7,919	6,859	1,060	1,052	908	143	...	342	342	...	6,525	5,609	917
\$12,000 to \$12,999.....	41,197	37,789	3,408	5,753	5,191	541	20	2,317	2,108	209	33,129	30,451	2,677
\$15,000 to \$19,999.....	38,686	33,448	5,238	5,321	4,851	418	53	965	717	248	32,399	27,885	4,520
\$20,000 or more.....	32,387	28,530	3,857	2,743	2,557	162	25	282	282	...	29,360	25,694	3,670
Not reported.....	14,993	14,188	805	990	902	...	88	303	264	39	13,699	13,021	678
Median market value.....dollars..	9,700	9,400	11,800	14,200	14,300	...	...	8,600	8,500	...	9,300	9,000	11,300
TOTAL OUTSTANDING DEBT ON PROPERTY AS PERCENT OF MARKET VALUE													
Less than 20 percent.....	56,054	52,732	3,322	800	800	...	...	389	389	...	54,865	51,546	3,322
20 to 39 percent.....	96,675	92,585	4,090	1,597	1,597	...	...	787	787	...	94,292	90,205	4,090
40 to 59 percent.....	86,519	80,056	6,463	3,851	3,618	189	45	3,646	3,586	60	79,019	72,853	6,171
60 to 69 percent.....	28,585	25,225	3,360	3,627	3,508	65	53	4,437	4,327	110	20,526	17,397	3,131
70 to 79 percent.....	19,917	15,467	4,450	4,577	3,873	651	53	3,023	2,631	392	12,321	8,970	3,354
80 to 84 percent.....	7,458	5,907	1,551	1,130	987	143	...	1,424	1,348	76	4,904	3,575	1,332
85 to 89 percent.....	5,375	4,569	806	1,933	1,713	220	...	653	609	44	2,789	2,248	543
90 to 94 percent.....	2,776	2,394	382	675	648	27	...	615	595	20	1,487	1,152	335
95 to 99 percent.....	1,106	897	209	481	350	121	11	249	208	41	376	340	36
100 percent or more.....	4,966	4,294	672	152	34	118	...	230	230	...	4,578	4,030	553
Market value not reported.....	14,993	14,188	805	990	902	...	88	303	264	39	13,700	13,022	678
Median percent.....	40	39	56	69	67	...	...	66	66	...	38	37	53

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage			
	Total	With no second mortgage	With second mortgage	FHA			VA			Total	With no second mortgage	With conventional second mortgage	
				Total	With no second mortgage	With VA guaranteed second mortgage	With conventional second mortgage	Total	With no second mortgage				With conventional second mortgage
<b>PURCHASE PRICE</b>													
Less than \$2,000.....	16,300	15,529	771	36	36	...	...	2	2	...	16,261	15,492	771
\$2,000 to \$2,999.....	17,401	16,724	677	155	155	...	...	343	343	...	16,901	16,226	677
\$3,000 to \$3,999.....	27,039	25,898	1,141	127	127	...	...	276	274	52	26,633	25,547	1,089
\$4,000 to \$4,999.....	25,668	24,862	806	198	198	...	...	1,674	1,674	...	23,793	22,991	806
\$5,000 to \$5,999.....	26,275	25,304	971	885	885	...	...	2,350	2,350	...	23,041	22,071	971
\$6,000 to \$6,999.....	28,122	25,444	2,678	766	658	108	...	1,420	1,412	8	25,939	23,378	2,563
\$7,000 to \$7,999.....	24,301	22,633	1,668	531	432	99	...	2,100	1,946	154	21,675	20,258	1,416
\$8,000 to \$8,999.....	23,191	21,126	2,065	1,448	1,408	29	11	1,295	1,205	90	20,451	18,512	1,935
\$9,000 to \$9,999.....	13,659	12,137	1,522	943	812	131	...	1,316	1,223	93	11,402	10,104	1,299
\$10,000 to \$10,999.....	20,080	18,180	1,900	1,894	1,833	41	20	1,862	1,823	39	16,324	14,531	1,798
\$11,000 to \$11,999.....	9,639	8,690	949	1,499	1,393	54	53	774	774	...	7,366	6,524	843
\$12,000 to \$14,999.....	27,895	23,700	4,195	5,021	4,271	697	53	867	808	59	22,006	18,621	3,387
\$15,000 to \$19,999.....	23,048	20,253	2,795	3,735	3,473	237	25	830	582	248	18,483	16,197	2,286
\$20,000 or more.....	19,563	16,605	2,958	1,883	1,749	134	...	119	119	...	17,361	14,745	2,624
Property not acquired by purchase.....	11,995	11,285	710	...	...	...	...	297	297	...	11,697	10,988	710
Not reported.....	10,258	9,953	305	680	592	...	...	232	193	39	9,343	9,166	177
Median purchase price.....dollars..	7,400	7,200	10,100	12,600	12,500	...	...	7,700	7,600	...	7,000	6,800	9,800
<b>FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>													
Properties with first mortgage made or assumed at time of purchase.....	203,406	183,060	20,346	18,639	17,015	1,431	197	14,556	13,774	782	170,211	152,283	17,925
Less than 50 percent.....	46,865	36,885	9,980	868	667	181	20	130	130	...	45,862	36,087	9,779
50 to 59 percent.....	29,643	26,294	3,349	1,466	1,458	8	...	314	262	52	27,865	24,575	3,289
60 to 64 percent.....	17,452	16,039	1,413	1,014	989	25	...	334	334	...	16,102	14,717	1,388
65 to 69 percent.....	15,255	14,190	1,065	855	720	111	25	807	572	235	13,597	12,904	694
70 to 74 percent.....	14,539	13,367	1,172	1,927	1,348	566	11	821	807	14	11,794	11,211	581
75 to 79 percent.....	15,299	14,380	919	1,959	1,699	262	...	2,153	1,966	187	11,187	10,718	470
80 to 84 percent.....	13,699	12,982	717	2,435	2,187	249	...	1,360	1,242	118	9,904	9,556	349
85 to 89 percent.....	10,629	10,427	202	2,366	2,356	11	...	2,083	2,042	41	6,380	6,030	150
90 to 94 percent.....	7,086	7,021	65	1,394	1,342	...	53	1,487	1,475	12	4,209	4,209	...
95 to 99 percent.....	6,606	6,385	221	1,195	1,195	...	...	1,524	1,524	...	3,885	3,664	221
100 percent or more.....	18,026	17,380	646	2,480	2,462	18	...	3,319	3,253	66	12,223	11,679	544
Purchase price not reported or property not acquired by purchase.....	8,307	7,710	597	680	592	...	88	224	185	39	7,403	6,933	470
Median percent.....	66	68	49	82	83	...	...	88	89	...	62	64	45
<b>TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>													
Properties with first mortgage made or assumed at time of purchase.....	203,406	183,060	20,346	18,639	17,015	1,431	197	14,556	13,774	782	170,211	152,283	17,925
Less than 50 percent.....	39,829	36,885	2,944	667	667	...	...	130	130	...	39,033	36,087	2,944
50 to 59 percent.....	28,307	26,294	2,013	1,639	1,458	181	...	262	262	...	26,409	24,575	1,832
60 to 64 percent.....	17,260	16,039	1,221	997	989	8	...	334	334	...	15,927	14,717	1,213
65 to 69 percent.....	15,038	14,190	848	720	720	...	...	616	572	44	13,705	12,904	804
70 to 74 percent.....	14,808	13,367	1,441	1,348	1,348	...	...	807	807	...	12,653	11,211	1,441
75 to 79 percent.....	16,012	14,380	1,632	1,771	1,699	47	25	1,974	1,966	8	12,269	10,718	1,553
80 to 84 percent.....	15,733	12,982	2,751	2,445	2,187	258	...	1,485	1,242	243	11,805	9,556	2,251
85 to 89 percent.....	12,373	10,427	1,946	2,829	2,356	471	...	2,205	2,042	163	7,343	6,030	1,311
90 to 94 percent.....	8,225	7,021	1,204	1,496	1,342	134	20	1,505	1,475	30	5,227	4,209	1,021
95 to 99 percent.....	6,958	6,385	573	1,206	1,195	11	...	1,634	1,524	110	4,116	3,664	451
100 percent or more.....	20,559	17,380	3,179	2,847	2,462	321	64	3,380	3,235	145	14,332	11,679	2,653
Purchase price not reported or property not acquired by purchase.....	8,307	7,710	597	680	592	...	88	224	185	39	7,403	6,933	470
Median percent.....	69	68	79	84	83	...	...	89	89	...	65	64	77
<b>TYPE OF OWNER</b>													
Individual.....	298,030	273,427	24,603	11,953	10,259	1,534	162	14,927	14,147	780	271,149	249,029	22,127
Partnership.....	9,175	8,786	389	535	535	...	...	410	410	...	8,231	7,843	389
Corporation.....	17,193	16,089	1,104	7,321	7,233	...	88	412	412	...	9,462	8,447	1,016
<b>ORIGIN AND PURPOSE OF FIRST MORTGAGE</b>													
Mortgage made or assumed at time property acquired.....	203,383	183,048	20,335	18,634	17,005	1,431	197	14,553	13,771	782	170,200	152,274	17,926
Mortgage refinanced or renewed.....	65,344	61,061	4,283	775	620	103	53	881	881	...	63,689	59,564	4,127
To increase loan for improvements or repairs.....	17,275	15,781	1,494	199	199	...	...	99	99	...	16,976	15,483	1,494
To increase loan for other reasons.....	7,980	7,565	415	12	12	...	...	145	145	...	7,822	7,407	415
To secure better terms.....	15,379	14,819	560	503	348	103	53	584	584	...	14,294	13,891	404
To renew or extend loan without increasing amount.....	17,661	15,993	1,668	44	44	...	...	...	...	...	17,618	15,949	1,668
For other purpose.....	7,049	6,903	146	17	17	...	...	53	53	...	6,979	6,834	146
Mortgage placed later than acquisition of property.....	55,696	54,217	1,479	401	401	...	...	318	318	...	54,973	53,499	1,479
To make improvements or repairs.....	23,005	22,563	442	332	332	...	...	118	118	...	22,552	22,113	442
To invest in other properties.....	13,861	13,412	449	44	44	...	...	181	181	...	13,655	13,188	449
To invest in business other than real estate.....	5,619	5,585	34	5	5	...	...	...	...	...	5,613	5,580	34
For other purpose.....	13,211	12,657	554	20	20	...	...	19	19	...	13,173	12,618	554
<b>LENDER OF REFINANCED OR RENEWED MORTGAGE</b>													
Total refinanced or renewed mortgages.....	65,344	61,061	4,283	775	620	103	53	881	881	...	63,689	59,564	4,127
Same lender.....	46,853	43,491	3,362	435	280	103	53	355	355	...	46,064	42,857	3,206
Different lender.....	18,491	17,570	921	340	340	...	...	526	526	...	17,625	16,707	921

RESIDENTIAL FINANCING

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

(Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100)

Subject	Total mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA			VA				Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	With VA guaranteed second mortgage	With conventional second mortgage	Total	With no second mortgage	With conventional second mortgage			
Properties with 90 percent or more of dwelling units in rental market for entire year, with rental receipts <sup>1</sup> reported.....	225,325	208,639	16,686	13,802	12,783	783	239	9,062	8,499	563	202,466	187,372	15,106
<b>REAL ESTATE TAXES PER \$1,000 OF MARKET VALUE</b>													
Less than \$2.50.....	7,315	6,152	1,163	331	176	155	...	369	330	39	6,619	5,648	971
\$2.50 to \$4.99.....	9,781	7,773	2,008	404	327	78	...	265	265	...	9,112	7,183	1,930
\$5.00 to \$7.49.....	15,298	14,303	995	654	636	18	...	238	238	...	14,407	13,427	977
\$7.50 to \$9.99.....	17,882	16,811	1,071	2,071	1,998	...	73	906	892	14	14,905	13,923	984
\$10.00 to \$12.49.....	33,592	31,735	1,857	1,961	1,910	51	...	983	789	194	30,647	29,038	1,613
\$12.50 to \$14.99.....	20,757	18,598	2,159	2,186	2,031	131	...	703	703	...	17,870	15,868	2,003
\$15.00 to \$17.49.....	22,635	21,507	1,128	1,623	1,491	80	...	1,308	1,204	104	19,708	18,818	892
\$17.50 to \$19.99.....	10,456	9,730	726	874	874	...	...	556	556	...	9,025	8,300	726
\$20.00 to \$24.99.....	29,041	27,509	1,532	1,376	1,106	270	...	964	956	8	26,705	25,540	1,254
\$25.00 or more.....	42,677	39,310	3,367	968	968	...	...	2,648	2,439	204	39,069	35,906	3,163
Taxes not payable in 1949 <sup>2</sup> .....	730	636	94	425	425	...	...	14	14	...	287	197	94
Taxes or value not reported.....	15,157	14,573	584	930	842	...	...	88	117	...	14,109	13,617	496
Median taxes.....dollars..	15.01	15.15	13.55	13.42	13.04	...	...	16.92	17.01	...	15.05	15.22	13.48
<b>MONTHLY TOTAL RENTAL RECEIPTS<sup>1</sup> PER DWELLING UNIT</b>													
Less than \$20.....	17,582	16,592	990	12	12	...	...	518	518	...	17,052	16,062	990
\$20 to \$29.....	36,481	35,075	1,406	560	560	...	...	1,343	1,282	61	34,575	33,234	1,347
\$30 to \$39.....	66,296	62,207	4,089	717	526	167	25	3,089	2,895	194	62,487	58,783	3,704
\$40 to \$49.....	38,327	35,051	3,276	2,251	1,994	149	108	1,409	1,369	40	34,668	31,690	2,980
\$50 to \$59.....	30,113	26,999	3,114	3,059	2,880	179	...	1,507	1,463	44	25,547	22,660	2,890
\$60 to \$69.....	13,288	11,556	1,732	2,955	2,721	181	53	434	434	...	9,908	8,408	1,499
\$70 to \$79.....	8,251	7,705	546	2,161	2,080	289	53	412	188	224	5,678	5,439	241
\$80 to \$89.....	6,729	6,352	377	1,146	1,094	53	...	34	34	...	5,548	5,226	324
\$90 to \$99.....	2,719	2,542	177	601	601	...	...	189	189	...	1,930	1,751	177
\$100 or more.....	5,539	4,560	979	340	315	25	...	127	127	...	5,073	4,119	954
Median receipts.....dollars..	38	38	45	61	61	...	...	31	38	...	37	37	45
<b>MONTHLY RESIDENTIAL RENTAL RECEIPTS<sup>1</sup> PER DWELLING UNIT</b>													
Less than \$20.....	19,541	18,393	1,148	12	12	...	...	533	525	8	18,993	17,856	1,140
\$20 to \$29.....	42,598	40,380	2,218	560	560	...	...	1,339	1,286	53	40,696	38,533	2,166
\$30 to \$39.....	67,008	63,810	3,898	717	526	167	25	3,112	2,918	194	63,874	60,363	3,513
\$40 to \$49.....	37,597	34,335	3,263	2,251	1,994	149	108	1,399	1,359	40	33,944	30,982	2,966
\$50 to \$59.....	28,134	24,971	3,163	3,059	2,880	179	...	1,497	1,453	44	23,574	20,640	2,939
\$60 to \$69.....	11,855	10,298	1,557	2,955	2,721	181	53	434	434	...	8,471	7,148	1,324
\$70 to \$79.....	7,229	7,121	608	2,161	2,080	289	53	405	181	224	5,165	4,863	303
\$80 to \$89.....	5,260	4,818	442	1,146	1,094	53	...	86	26	...	4,088	3,693	389
\$90 to \$99.....	1,934	1,789	145	601	601	...	...	189	189	...	1,144	998	145
\$100 or more.....	2,975	2,729	246	340	315	25	...	127	127	...	2,508	2,287	221
Median receipts.....dollars..	37	37	43	61	61	...	...	38	38	...	36	36	42
<b>TOTAL RENTAL RECEIPTS<sup>1</sup> AS PERCENT OF MARKET VALUE</b>													
Less than 5 percent.....	12,928	12,289	639	262	242	...	20	442	403	39	12,225	11,644	580
5 to 9 percent.....	72,212	67,420	4,792	2,853	2,621	207	25	3,115	2,966	149	66,244	61,836	4,410
10 to 14 percent.....	81,214	74,166	7,048	7,719	7,146	521	53	3,227	2,894	333	70,267	64,125	6,140
15 to 19 percent.....	30,144	27,738	2,406	1,692	1,610	29	53	1,726	1,686	40	26,371	24,448	2,285
20 to 24 percent.....	9,745	9,187	558	370	345	25	...	302	302	...	9,071	8,540	531
25 to 29 percent.....	3,168	2,631	537	...	...	...	...	...	...	...	3,167	2,631	537
30 to 34 percent.....	1,547	1,547	...	150	150	...	...	...	...	...	1,397	1,397	...
35 to 39 percent.....	854	611	243	...	...	...	...	...	...	...	854	611	243
40 percent or more.....	1,497	1,393	104	...	...	...	...	164	164	...	1,333	1,229	104
Market value not reported.....	11,986	11,630	356	749	661	...	88	85	85	...	11,151	10,884	268
Median percent.....	11	11	12	12	12	...	...	11	11	...	11	11	12
<b>RESIDENTIAL RECEIPTS AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>													
Less than 50 percent.....	7,693	6,698	995	...	...	...	...	...	12	8	7,673	6,686	987
50 to 79 percent.....	11,659	10,567	1,092	...	...	...	...	249	249	...	11,410	10,318	1,092
80 to 89 percent.....	1,318	1,250	68	...	...	...	...	...	...	...	1,318	1,250	68
90 to 99 percent.....	275	275	...	...	...	...	...	...	...	...	275	275	...
100 percent.....	204,363	189,836	14,527	13,790	12,769	782	239	8,794	8,240	554	181,786	168,829	12,952
<b>REAL ESTATE TAXES PER DWELLING UNIT</b>													
Properties with at least 90 percent of their revenues from residential units	204,670	190,139	14,531	13,803	12,781	783	239	8,795	8,240	555	182,075	169,133	12,961
Less than \$20.....	14,825	14,303	522	99	12	87	...	176	176	...	14,551	14,116	436
\$20 to \$39.....	40,885	36,999	3,886	939	939	...	...	1,526	1,512	14	38,414	34,550	3,872
\$40 to \$59.....	43,700	40,682	3,018	1,942	1,840	30	73	1,545	1,355	190	40,214	37,487	2,729
\$60 to \$79.....	31,693	30,073	1,620	2,874	2,604	103	166	2,039	1,995	44	26,786	25,477	1,308
\$80 to \$99.....	26,018	24,158	1,860	3,552	3,252	300	...	1,688	1,644	44	20,776	19,264	1,517
\$100 to \$119.....	15,735	14,779	956	1,868	1,658	210	...	549	529	20	13,322	12,596	726
\$120 to \$139.....	9,591	8,815	776	674	621	53	...	430	430	...	8,485	7,763	723
\$140 to \$159.....	8,348	7,466	882	394	394	...	...	190	190	...	7,762	6,881	882
\$160 to \$199.....	5,483	5,077	406	246	246	...	...	228	189	39	5,010	4,644	367
\$200 to \$299.....	3,435	3,159	276	484	484	...	...	325	121	204	2,627	2,555	72
\$300 or more.....	1,048	1,048	...	123	123	...	...	39	39	...	886	886	...
Taxes not payable in 1949.....	895	794	101	427	427	...	...	14	14	...	455	354	101
Taxes or value not reported.....	3,014	2,786	228	181	181	...	...	46	46	...	2,787	2,560	228
Median taxes.....dollars..	56	56	53	79	79	...	...	66	65	...	53	53	50

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

<sup>2</sup> Properties for which taxes were not payable in 1949 and for which market value was not reported are included in the figures for "Taxes or value not reported."

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA				VA			Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	With VA guaranteed second mortgage	With conventional second mortgage	Total	With no second mortgage	With conventional second mortgage			
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>													
Properties with both interest and principal in first mortgage payments.	188,058	173,385	14,673	13,798	12,778	782	239	9,063	8,501	562	165,199	152,111	13,092
Less than 30 percent.....	26,080	25,603	477	1,658	1,633	25	...	282	282	...	24,144	23,688	452
30 to 39 percent.....	28,992	28,449	543	3,821	3,733	...	88	832	832	...	24,340	23,885	455
40 to 49 percent.....	32,809	30,865	1,944	4,632	4,524	109	...	2,197	2,197	...	25,980	24,147	1,835
50 to 59 percent.....	23,518	21,378	2,140	2,244	2,054	190	...	1,522	1,413	109	19,753	17,913	1,842
60 to 69 percent.....	21,626	19,362	2,264	806	409	344	53	1,362	1,348	14	19,457	17,605	1,854
70 to 79 percent.....	13,925	12,583	1,342	125	31	94	...	1,084	860	224	12,715	11,692	1,024
80 to 89 percent.....	9,009	7,880	1,129	59	34	...	25	249	249	...	8,700	7,596	1,104
90 to 99 percent.....	8,890	6,330	2,560	20	...	20	...	259	218	41	6,608	6,111	2,499
100 percent or more.....	23,209	20,935	2,274	433	360	...	73	1,276	1,102	174	21,502	19,474	2,027
Median percent.....	53	51	70	43	42	...	...	58	57	...	54	52	71
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup> LESS REAL ESTATE TAXES													
Properties with both interest and principal in first mortgage payments.	188,058	173,385	14,673	13,798	12,778	782	239	9,063	8,501	562	165,199	152,111	13,092
Less than 30 percent.....	16,353	16,177	176	1,011	986	25	...	321	321	...	15,027	14,875	151
30 to 39 percent.....	19,536	19,275	261	1,972	1,972	...	...	100	100	...	17,464	17,203	261
40 to 49 percent.....	27,509	27,079	430	4,630	4,515	27	88	1,065	1,065	...	21,816	21,501	315
50 to 59 percent.....	22,041	20,974	1,067	2,127	2,045	82	...	2,028	2,028	...	17,883	16,898	985
60 to 69 percent.....	21,930	19,389	2,541	2,007	1,625	330	53	1,275	1,152	123	18,656	16,619	2,036
70 to 79 percent.....	17,225	14,738	2,487	582	475	108	...	710	710	...	15,933	13,553	2,380
80 to 89 percent.....	12,799	11,531	1,268	280	149	131	...	902	882	20	11,616	10,500	1,117
90 to 99 percent.....	12,685	9,992	2,693	25	25	...	...	815	611	204	11,839	9,356	2,488
100 percent or more.....	34,497	30,984	3,513	559	381	80	98	1,783	1,568	215	32,154	29,038	3,120
Taxes not payable in 1949 or not reported.	3,483	3,246	243	605	605	...	...	64	64	...	2,811	2,568	243
Median percent.....	63	61	82	48	47	...	...	68	66	...	65	63	83

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.



# RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 4.—CHARACTERISTICS OF FIRST MORTGAGES, BY TYPE OF HOLDER, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt not shown where amount is less than \$500,000. Median not shown where number of sample cases reported is less than 100]

Subject	Number of first mortgages								Outstanding debt on first mortgages (millions of dollars)									
	Total	Holder of first mortgage							Total	Holder of first mortgage								
		Commer- cial bank or trust company	Mutual sav- ings bank	Savings and loan associa- tion	Life insur- ance company	Mort- gage com- pany	Federal Na- tional Mort- gage Associa- tion	Indi- vidual		Other	Commer- cial bank or trust company	Mitua- al sav- ings bank	Sav- ings and loan as- socia- tion	Life insur- ance com- pany	Mort- gage com- pany	Federal Na- tional Mort- gage Associa- tion	Indi- vidual	Other
<b>TERM OF MORTGAGE--Con.</b>																		
Partially or not amortized.....	65,096	15,636	14,383	2,118	1,108	117	...	27,358	4,383	271	60	67	7	9	...	...	107	18
Less than 5 years.....	30,464	8,953	7,437	265	28	75	...	11,496	2,211	100	30	25	1	...	...	...	39	6
5 to 9 years.....	22,422	4,139	4,516	580	312	35	...	11,384	1,458	103	18	25	2	2	...	...	46	9
10 to 14 years.....	9,780	2,145	1,915	951	685	...	...	3,558	528	58	11	15	3	7	...	...	19	3
15 years or more.....	2,430	399	515	322	83	7	...	920	186	10	1	2	1	...	...	...	3	...
Median term.....years..	5	4	4	...	...	...	...	5	...	...	...	...	...	...	...	...	...	...
<b>YEAR MORTGAGE DUE</b>																		
On demand.....	34,495	5,994	10,435	1,153	308	...	...	15,751	857	119	32	29	3	...	...	...	51	4
Fully amortized.....	224,699	39,591	13,259	90,733	19,910	2,633	1,185	49,408	7,993	1,016	171	69	371	161	15	12	187	33
Past due.....	383	...	31	20	13	...	...	318	...	...	...	...	...	...	...	...	...	...
1950 to 1951.....	8,972	2,728	447	1,904	43	...	...	2,941	909	10	4	1	1	...	...	...	3	1
1952 to 1953.....	18,886	4,283	920	4,335	808	28	...	8,006	505	33	9	2	6	...	...	...	14	1
1954 to 1955.....	27,552	7,214	789	8,036	629	426	...	8,978	1,480	69	2	2	16	2	1	...	23	4
1956 to 1957.....	29,171	4,549	1,153	13,337	1,604	183	...	7,568	779	92	16	5	33	6	1	...	30	2
1958 to 1959.....	42,604	7,926	1,404	20,386	1,578	146	...	9,837	1,330	181	35	4	81	8	...	...	47	6
1960 to 1964.....	59,383	6,446	3,702	33,204	4,064	858	...	9,258	1,851	312	33	19	160	31	5	...	54	11
1965 to 1969.....	23,646	4,707	3,571	7,489	4,526	561	47	1,919	831	180	35	24	54	44	5	...	12	6
1970 or later.....	14,102	1,738	1,242	2,022	6,645	431	1,138	583	308	139	17	12	20	68	3	12	4	2
Partially or not amortized.....	65,198	15,623	14,385	2,123	1,107	118	...	27,355	4,492	271	60	67	7	10	...	...	105	19
Past due.....	1,074	150	246	17	...	...	...	495	167	3	...	1	...	...	...	...	1	1
1950 to 1951.....	24,929	8,001	5,483	246	161	28	...	9,626	985	79	24	17	1	1	...	...	32	4
1952 to 1953.....	18,450	2,951	3,637	251	28	75	...	9,054	2,456	71	12	15	...	...	...	...	34	9
1954 to 1955.....	10,561	2,424	2,194	438	317	8	...	4,745	434	51	13	12	1	2	...	...	22	2
1956 to 1957.....	3,440	1,252	504	286	237	...	...	973	189	15	5	1	1	2	...	...	4	1
1958 to 1959.....	3,068	473	862	152	142	...	...	1,213	226	27	4	10	1	2	...	...	8	2
1960 or later.....	3,676	372	1,059	733	222	7	...	1,249	35	25	2	11	3	3	...	...	4	...
<b>INTEREST RATE</b>																		
Less than 4.0 percent.....	4,659	488	78	115	...	63	...	3,512	404	23	2	...	...	...	...	...	16	2
4.0 percent.....	50,026	11,949	7,432	10,091	8,207	325	1,077	9,694	1,244	306	73	43	51	81	3	11	39	4
4.1 to 4.5 percent.....	45,139	9,304	11,615	8,159	7,970	801	109	4,127	3,057	269	55	58	50	64	6	1	21	13
4.6 to 5.0 percent.....	108,776	19,835	17,050	31,103	3,212	354	...	32,168	5,055	456	80	60	130	19	2	...	140	26
5.1 to 5.5 percent.....	11,843	930	915	6,280	471	18	...	2,713	514	50	6	2	29	3	...	...	10	1
5.6 to 6.0 percent.....	90,856	15,563	888	34,437	1,218	830	...	35,245	2,678	275	40	2	111	3	4	...	107	8
6.1 percent or more.....	13,107	3,139	100	3,814	247	362	...	5,057	390	28	6	...	8	...	1	...	12	1
Median interest rate...percent..	5.0	5.0	4.5	5.0	4.5	...	...	5.0	5.0	...	...	...	...	...	...	...	...	...
<b>METHOD OF PAYMENT</b>																		
Interest and principal at same time in constant total amount..	226,305	40,842	19,052	91,983	19,385	2,594	1,185	43,400	7,867	1,044	180	103	373	159	15	12	168	33
Interest and principal at same time in increasing or de- creasing total amount.....	45,502	9,902	10,828	1,218	1,728	43	...	18,849	2,935	175	38	41	4	8	...	...	72	11
Payment of interest only.....	26,787	5,671	7,530	590	88	103	...	20,951	1,856	130	28	18	2	...	...	...	74	8
Interest and principal at dif- ferent times, or principal only	5,989	1,824	488	160	123	12	...	3,225	158	27	7	3	1	2	...	...	13	1
No regular interest or principal payments.....	9,805	2,966	179	49	...	...	...	6,087	525	30	10	1	...	...	...	...	17	2
<b>MORTGAGE LOAN</b>																		
Less than \$2,000.....	43,399	8,518	4,516	12,511	568	37	...	15,497	1,721	38	6	5	11	...	...	...	14	2
\$2,000 to \$2,999.....	47,308	7,626	6,867	15,110	391	481	...	14,997	1,838	84	13	12	27	1	1	...	27	2
\$3,000 to \$3,999.....	49,970	9,633	5,558	16,344	1,056	28	...	14,355	2,997	132	28	15	42	3	...	...	37	7
\$4,000 to \$4,999.....	44,190	9,371	6,013	10,852	1,665	239	12	14,273	1,767	145	29	21	36	5	1	...	47	6
\$5,000 to \$9,999.....	31,153	6,744	2,512	11,365	1,653	502	12	7,589	777	132	28	11	48	7	3	...	33	3
\$6,000 to \$6,999.....	24,706	4,999	2,503	7,010	1,586	399	...	7,507	703	124	24	12	37	8	2	...	37	4
\$7,000 to \$7,999.....	19,596	2,917	2,770	5,836	1,961	235	284	4,759	837	119	17	18	36	12	1	2	28	5
\$8,000 to \$8,999.....	12,562	2,302	1,885	3,547	880	6	...	3,458	453	86	16	13	25	6	...	...	23	3
\$9,000 to \$9,999.....	10,857	1,603	1,158	2,331	1,965	168	9	3,232	394	85	11	10	18	17	1	...	25	3
\$10,000 to \$11,999.....	18,213	3,342	1,571	3,858	4,142	461	377	3,528	936	164	29	13	35	41	4	4	29	9
\$12,000 to \$14,999.....	12,785	1,859	1,322	3,418	3,815	81	381	1,596	312	142	21	13	38	45	1	4	17	3
\$15,000 or more.....	9,657	2,301	1,402	1,822	1,641	91	106	1,721	577	154	41	23	27	26	1	2	26	8
Median loan.....dollars..	4,400	4,500	4,300	4,200	9,400	...	...	4,000	4,000	...	...	...	...	...	...	...	...	...
<b>MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE</b>																		
Mortgages made or assumed at time property was purchased	203,378	30,160	23,046	57,134	16,640	2,529	1,186	65,368	7,334	958	143	104	251	145	15	12	256	32
Less than 50 percent.....	46,860	7,644	6,957	10,433	3,229	818	29	16,226	1,520	159	23	26	34	22	3	...	47	4
50 to 59 percent.....	29,641	5,130	2,929	9,296	2,199	99	...	8,778	1,215	143	24	14	43	20	...	...	35	7
60 to 64 percent.....	17,450	2,452	1,416	6,764	765	...	...	5,732	321	81	13	8	29	4	...	...	25	1
65 to 69 percent.....	15,252	1,530	1,303	5,062	902	30	6	6,172	246	78	11	5	24	6	...	...	31	1
70 to 74 percent.....	14,538	1,674	1,304	4,837	1,225	31	...	5,036	434	77	13	6	25	11	...	...	20	2



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Table 4.—CHARACTERISTICS OF FIRST MORTGAGES, BY TYPE OF HOLDER, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt not shown where amount is less than \$500,000. Median not shown where number of sample cases reported is less than 100]

Subject	Number of first mortgages									Outstanding debt on first mortgages (millions of dollars)								
	Total	Holder of first mortgage								Total	Holder of first mortgage							Other
		Commer- cial bank or trust company	Mutual sav- ings bank	Savings and loan associ- ation	Life insur- ance company	Mort- gage com- pany	Federal Na- tional Mort- gage Associ- ation	Indi- vidual	Other		Commer- cial bank or trust company	Mutual sav- ings bank	Sav- ings and loan as- soci- ation	Life insur- ance com- pany	Mort- gage com- pany	Federal Na- tional Mort- gage Associ- ation	Indi- vidual	
<b>MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE--Con.</b>																		
75 to 79 percent.....	15,295	2,221	1,150	5,511	831	232	226	4,492	636	86	12	9	27	9	2	3	21	3
80 to 84 percent.....	13,698	2,369	1,399	2,659	1,607	186	20	5,132	327	72	14	6	12	15	2	...	21	2
85 to 89 percent.....	10,628	1,157	1,567	2,693	1,396	327	215	2,958	317	63	8	10	11	13	2	...	16	3
90 to 94 percent.....	7,084	1,556	590	1,628	790	137	131	1,862	393	38	7	5	9	7	1	1	7	1
95 to 99 percent.....	6,603	649	785	1,519	1,309	509	130	1,293	412	39	3	4	9	13	3	1	5	2
100 percent or more.....	18,022	2,807	1,761	4,375	1,895	84	397	5,597	1,111	90	12	7	19	20	1	4	22	5
Purchase price not reported or property not acquired by purchase.....	8,307	971	1,887	2,357	492	76	32	2,090	402	33	5	6	9	4	1	...	7	1
Median percent.....	66	64	62	66	74	...	...	66	72	...	...	...	...	...	...	...	...	...
<b>OUTSTANDING DEBT</b>																		
Less than \$2,000.....	83,290	15,514	10,599	25,107	1,612	471	...	25,744	4,243	89	15	13	27	2	1	...	27	5
\$2,000 to \$2,999.....	57,855	10,171	6,327	18,616	1,024	95	...	19,608	2,013	139	24	15	45	2	...	...	47	5
\$3,000 to \$3,999.....	46,457	11,378	5,166	12,390	1,669	279	...	13,338	2,238	157	39	17	42	6	1	...	44	8
\$4,000 to \$4,999.....	35,680	6,273	4,675	11,341	1,894	95	...	10,335	1,071	158	28	21	51	8	...	...	45	5
\$5,000 to \$5,999.....	23,448	4,735	2,232	7,149	1,395	632	12	6,774	523	127	26	12	39	8	4	...	36	3
\$6,000 to \$6,999.....	17,863	3,328	2,109	5,017	1,735	397	...	4,593	687	114	21	14	32	11	3	...	29	4
\$7,000 to \$7,999.....	12,965	2,354	1,359	4,142	803	12	284	3,351	663	95	17	10	30	6	...	2	25	5
\$8,000 to \$8,999.....	12,353	2,067	1,997	2,440	1,371	180	15	3,967	316	104	18	17	21	12	2	...	33	3
\$9,000 to \$9,999.....	8,993	887	1,180	1,638	2,905	291	147	1,167	782	85	9	11	16	27	3	1	11	7
\$10,000 to \$11,999.....	12,990	1,927	732	3,265	4,223	206	544	1,789	306	141	21	8	35	47	2	6	19	3
\$12,000 to \$14,999.....	6,705	1,405	489	1,909	1,496	95	79	991	242	88	19	6	25	20	1	1	13	3
\$15,000 or more.....	5,796	1,175	1,214	990	1,198	...	106	854	260	109	27	22	17	21	...	2	17	4
Median debt.....dollars..	3,400	3,400	3,400	3,200	8,300	...	...	3,000	3,100	...	...	...	...	...	...	...	...	...
Average debt.....dollars..	4,300	4,300	4,400	4,000	8,000	5,800	10,500	3,700	4,100	...	...	...	...	...	...	...	...	...
<b>ITEMS INCLUDED IN PERIODIC PAYMENTS WITH INTEREST AND PRINCIPAL</b>																		
Mortgages with payments which include other items..	92,121	12,905	10,617	43,979	13,999	1,868	1,185	4,299	3,274	503	74	62	186	125	13	12	15	15
Real estate taxes, fire and hazard insurance premiums, and mortgage insurance premiums, with:																		
No other items.....	18,995	4,547	1,462	1,281	9,367	942	914	...	482	172	34	12	11	93	8	10	...	4
Other items.....	784	207	63	319	148	25	22	...	...	7	...	1	4	2	...	...	...	...
Real estate taxes, and fire and hazard insurance premiums.....	32,731	4,534	1,160	20,274	2,865	293	227	1,714	1,667	154	25	7	86	20	2	2	7	5
Real estate taxes.....	31,036	3,117	6,437	17,372	1,103	590	...	1,602	815	135	12	36	67	8	3	...	5	3
Other combinations:																		
Including real estate taxes...	6,505	256	1,333	3,818	413	...	22	353	310	29	1	5	16	2	...	...	1	2
Not including real estate taxes.....	2,070	244	162	915	103	18	...	630	...	7	2	1	2	...	...	...	2	...

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 4a.—CHARACTERISTICS OF CONVENTIONAL FIRST MORTGAGES, BY TYPE OF HOLDER, FOR THE UNITED STATES: 1950

(Outstanding debt not shown where amount is less than \$500,000. Median not shown where number of sample cases reported is less than 100)

Subject	Number of first mortgages										Outstanding debt on first mortgages (millions of dollars)							
	Total	Holder of first mortgage								Total	Holder of first mortgage							
		Commer- cial bank or trust company	Mutual sav- ings bank	Savings and loan associ- ation	Life insur- ance company	Mort- gage com- pany	Federal Na- tional Mort- gage Associ- ation	Indi- vidual	Other		Commer- cial bank or trust company	Mitua- l sav- ings bank	Sav- ings and loan as- soci- ation	Life insur- ance com- pany	Mort- gage com- pany	Federal Na- tional Mort- gage Associ- ation	Indi- vidual	Other
Total.....	288,838	50,886	33,795	86,681	10,769	1,682	...	92,504	12,525	1,134	199	132	334	68	7	...	344	49
MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER																		
Purchased.....	34,213	3,151	4,376	5,929	2,535	65	...	16,837	1,321	122	11	15	15	19	...	...	56	5
Originated.....	254,625	47,735	29,419	80,752	8,234	1,617	...	75,667	11,204	1,012	187	118	319	49	7	...	288	44
FORM OF DEBT																		
Mortgage or deed of trust.....	273,451	50,340	33,733	84,869	10,267	1,633	...	80,979	11,629	1,074	196	132	329	64	7	...	300	45
Contract to purchase.....	15,386	545	61	1,812	500	49	...	11,525	896	60	3	...	3	4	...	...	44	4
SERVICE OF MORTGAGE																		
Hold and service mortgage.....	265,375	50,327	33,338	85,928	6,875	1,582	...	75,573	11,754	1,030	196	131	332	38	6	...	282	45
Hold mortgage only.....	23,462	559	457	753	3,892	100	...	16,935	771	104	3	1	2	30	1	...	62	5
ORIGIN AND PURPOSE OF FIRST MORTGAGE																		
Mortgage made or assumed at time property acquired.....	170,198	21,061	18,788	50,737	6,273	1,467	...	65,360	6,513	698	85	71	210	44	7	...	256	26
Mortgage refinanced or renewed..	63,673	13,548	11,687	19,897	2,527	101	...	13,679	2,245	254	54	44	78	17	...	...	51	11
To increase loan for improve- ments or repairs.....	16,974	2,914	2,192	9,065	88	25	...	2,055	637	74	17	9	36	1	...	...	6	5
To increase loan for other reasons.....	7,821	1,425	856	3,319	808	15	...	1,158	242	34	6	4	15	4	...	...	5	1
To secure better terms.....	14,288	4,281	1,778	2,595	760	...	...	4,279	598	56	16	8	9	5	...	...	17	1
To renew or extend loan without increasing amount....	17,614	3,844	5,879	1,819	731	61	...	4,677	606	66	12	20	6	6	...	...	19	3
For other purpose.....	6,976	1,084	982	3,099	140	...	...	1,510	162	24	3	3	12	1	...	...	4	1
Mortgage placed later than acquisition of property.....	54,968	16,281	3,321	16,046	1,970	114	...	13,470	3,768	182	59	17	47	8	...	...	37	12
To make improvements or repairs.....	22,555	5,266	1,706	8,165	226	36	...	4,757	2,398	65	14	11	18	1	...	...	12	8
To invest in other properties..	13,633	4,767	570	4,456	483	28	...	2,806	525	61	26	2	18	3	...	...	10	1
To invest in business other than real estate.....	5,609	2,332	96	1,374	536	...	...	1,075	197	20	8	...	5	2	...	...	4	1
For other purpose.....	13,171	3,916	949	2,051	725	50	...	4,832	648	36	11	4	6	2	...	...	11	2
LENDER OF REFINANCED OR RENEWED MORTGAGE																		
Total refinanced or renewed mortgages.....	63,673	13,548	11,687	19,897	2,527	101	...	13,679	2,245	255	54	43	77	17	...	...	52	12
Same lender.....	46,052	10,687	9,677	14,679	1,651	101	...	7,996	1,265	185	45	33	57	12	...	...	30	8
Different lender.....	17,621	2,861	2,010	5,218	876	...	...	5,683	980	70	9	10	20	5	...	...	22	4
AMORTIZATION																		
Fully amortized.....	189,152	29,270	8,978	83,412	9,353	1,565	...	49,398	7,176	745	106	37	324	58	7	...	186	27
Partially amortized.....	41,001	10,899	11,457	1,900	1,034	15	...	12,776	2,919	188	45	59	6	10	...	...	56	12
Not amortized.....	24,093	4,736	2,925	216	72	103	...	14,579	1,464	82	16	7	1	...	...	...	51	6
On demand.....	34,592	5,982	10,435	1,152	308	...	...	15,749	965	120	32	29	3	...	...	...	52	4
Regular principal payments required.....	12,855	2,230	5,697	729	292	...	...	3,665	242	45	11	18	2	...	...	...	13	1
No regular principal payments required.....	21,737	3,752	4,738	423	16	...	...	12,084	723	75	21	11	1	...	...	...	39	3
CURRENT STATUS OF PAYMENTS																		
Ahead or up-to-date in scheduled payments.....	267,013	46,827	32,899	82,285	10,659	1,539	...	81,715	11,092	1,065	184	128	321	67	7	...	314	44
Delinquent.....	12,232	1,184	717	4,347	109	144	...	4,702	1,029	40	5	3	13	1	...	...	14	5
No regular payments required....	9,593	2,876	179	49	...	...	...	6,087	403	29	10	1	...	...	...	...	17	1
YEAR MORTGAGE MADE OR ASSUMED																		
1950 (part).....	55,796	13,012	7,191	15,686	1,873	740	...	15,540	1,755	265	53	36	79	15	4	...	70	7
1949.....	69,599	14,966	5,893	22,249	2,147	243	...	20,329	3,771	296	62	27	94	16	1	...	83	13
1948.....	49,281	6,719	4,017	14,851	2,449	503	...	18,418	2,324	215	38	18	63	13	1	...	67	15
1947.....	34,453	5,329	3,252	12,943	1,331	77	...	10,817	704	137	20	13	47	11	...	...	43	3
1946.....	25,108	4,027	2,062	8,029	794	50	...	8,764	1,382	83	11	7	28	5	...	...	27	5
1942 to 1945.....	30,999	4,616	3,676	9,036	1,259	64	...	11,106	1,243	81	13	10	18	6	...	...	30	4
1940 to 1941.....	8,125	1,332	1,568	2,223	445	...	...	2,352	205	15	2	4	2	1	...	...	7	...
1935 to 1939.....	6,438	323	2,016	1,105	416	6	...	1,759	814	17	...	8	2	1	...	...	5	1
1934 or earlier.....	9,039	561	4,120	560	53	...	...	3,419	327	24	1	9	1	...	...	...	11	1





## RESIDENTIAL FINANCING

Table 5.—FIRST AND JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY YEAR MORTGAGE MADE OR ASSUMED, FOR THE UNITED STATES: 1950

[Median not shown where number of sample cases reported is less than 100]

Subject	Number of mortgages					Outstanding debt (thousands of dollars)				
	Total	Year mortgage made or assumed				Total	Year mortgage made or assumed			
		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total mortgages.....	351,022	149,688	139,137	36,319	25,878	1,473,637	700,809	601,699	107,668	63,461
Average debt per mortgage...dollars..	4,200	4,700	4,300	3,000	2,500	...	...	...	...	...
Total first mortgages.....	324,412	136,894	128,518	34,608	24,392	1,405,865	663,368	580,210	103,612	58,675
Average debt per mortgage...dollars..	4,300	4,800	4,500	3,000	2,400	...	...	...	...	...
FIRST MORTGAGE LOAN										
Less than \$2,000.....	43,401	19,681	14,450	5,435	3,835	38,406	19,833	11,461	4,353	2,759
\$2,000 to \$2,999.....	47,310	20,326	16,514	5,756	4,714	84,222	42,814	27,340	7,404	5,664
\$3,000 to \$3,999.....	49,971	23,072	17,873	5,222	3,804	131,722	71,009	43,096	10,193	7,424
\$4,000 to \$4,999.....	44,191	15,926	18,439	6,007	3,819	144,926	62,203	59,909	14,127	8,687
\$5,000 to \$5,999.....	31,154	11,991	14,465	2,658	2,040	131,674	58,376	58,022	9,278	5,998
\$6,000 to \$6,999.....	24,709	10,338	9,357	2,345	2,669	124,308	59,582	45,971	9,874	8,881
\$7,000 to \$7,999.....	19,598	7,840	8,464	2,637	657	118,506	53,125	49,910	13,109	2,362
\$8,000 to \$8,999.....	12,561	6,042	4,838	1,255	426	85,979	46,801	30,373	6,852	1,953
\$9,000 to \$9,999.....	10,858	4,476	4,981	551	850	85,481	38,636	38,676	4,112	4,057
\$10,000 to \$11,999.....	18,216	7,715	8,031	1,735	735	163,724	75,538	70,605	13,810	3,771
\$12,000 to \$14,999.....	12,784	4,614	6,867	596	707	142,121	56,136	75,419	5,340	5,226
\$15,000 or more.....	9,659	4,873	4,239	411	136	154,796	79,315	69,428	5,160	893
Median loan.....dollars..	4,400	4,300	4,800	4,100	3,900	...	...	...	...	...
AMORTIZATION OF FIRST MORTGAGE										
Fully amortized.....	224,704	94,537	97,465	24,898	7,804	1,016,218	484,431	447,984	70,248	13,555
Partially amortized.....	41,001	21,191	15,656	2,565	1,589	187,624	103,267	71,360	9,932	3,065
Not amortized.....	24,094	14,188	7,635	1,192	1,079	82,406	50,472	25,162	4,477	2,295
On demand.....	34,593	6,971	7,759	5,909	13,934	119,775	25,198	35,704	18,880	39,993
Regular principal payments required.....	12,856	3,128	2,297	1,991	5,440	44,720	12,347	6,440	7,941	17,992
No regular principal payments required.....	21,737	3,843	5,462	3,958	8,474	74,900	12,851	29,264	11,017	21,768
TERM OF FIRST MORTGAGE										
On demand.....	34,573	6,971	7,759	5,909	13,934	119,775	25,198	35,704	18,880	39,993
Fully amortized.....	224,710	94,540	97,464	24,899	7,807	1,016,216	484,431	447,984	70,246	13,555
Less than 5 years.....	12,332	8,002	4,322	...	8	19,815	13,614	6,196	...	5
5 to 9 years.....	50,633	24,666	21,533	4,398	36	148,503	90,909	51,947	5,598	49
10 to 14 years.....	95,040	40,013	40,193	12,453	2,381	386,977	197,785	159,340	27,101	2,751
15 to 19 years.....	32,533	11,233	14,858	3,362	3,080	183,660	80,233	87,437	10,129	5,861
20 to 24 years.....	21,528	7,964	10,125	1,845	1,594	161,978	73,873	77,261	7,570	3,274
25 years or more.....	12,644	2,662	6,433	2,841	708	115,283	28,017	65,803	19,848	1,615
Median term.....years..	11	11	11	12	15	...	...	...	...	...
Partially or not amortized.....	65,098	35,379	23,292	3,758	2,669	269,877	153,739	96,522	14,489	5,127
Less than 5 years.....	30,465	23,870	6,158	182	255	100,448	78,785	20,581	309	773
5 to 9 years.....	22,423	8,383	11,960	1,925	125	102,754	47,641	47,316	7,587	210
10 to 14 years.....	9,780	2,723	4,545	1,470	1,042	57,916	24,086	25,805	6,039	1,986
15 years or more.....	2,430	403	629	151	1,247	8,759	3,227	2,820	554	2,158
Median term.....years..	5	3	7	...	...	...	...	...	...	...
INTEREST RATE ON FIRST MORTGAGE										
Less than 4.0 percent.....	4,659	1,859	1,424	754	622	22,201	10,328	8,077	1,662	2,134
4.0 percent.....	50,012	15,558	27,795	4,176	2,483	306,288	103,610	180,700	15,250	6,728
4.1 to 4.5 percent.....	45,139	19,374	14,320	7,003	4,442	268,768	134,991	91,412	33,208	9,157
4.6 to 5.0 percent.....	108,778	43,729	42,652	11,143	11,254	455,927	218,000	173,649	32,146	32,132
5.1 to 5.5 percent.....	11,845	4,694	4,903	933	1,315	49,837	25,313	19,202	2,536	2,786
5.6 to 6.0 percent.....	90,856	44,350	34,392	8,625	3,489	274,953	153,478	101,550	15,120	4,805
6.1 percent or more.....	13,107	7,322	3,030	1,972	783	27,894	17,648	5,620	3,693	933
Median interest rate.....percent..	5.0	5.0	5.0	5.0	5.0	...	...	...	...	...
Total junior mortgages.....	26,610	12,794	10,619	1,711	1,486	67,772	37,441	21,489	4,056	4,786
Average debt per mortgage...dollars..	2,500	2,900	2,000	2,400	3,200	...	...	...	...	...
JUNIOR MORTGAGE LOAN										
Less than \$1,000.....	3,072	2,109	494	294	175	1,256	943	184	41	88
\$1,000 to \$1,999.....	8,398	3,473	4,342	124	459	8,171	4,139	3,424	110	498
\$2,000 to \$2,999.....	5,816	2,760	2,328	545	183	9,914	5,707	3,826	265	116
\$3,000 to \$3,999.....	3,965	1,794	1,780	379	12	10,806	5,647	3,958	1,198	3
\$4,000 or more.....	5,359	2,658	1,675	369	657	37,625	21,005	10,097	2,442	4,081
Median loan.....dollars..	2,300	2,200	2,200	...	...	...	...	...	...	...
AMORTIZATION OF JUNIOR MORTGAGE										
Fully amortized.....	16,114	7,878	7,448	781	7	29,439	17,476	11,578	377	8
Partially amortized.....	3,540	2,076	1,260	204	...	18,916	12,084	5,504	1,328	...
Not amortized.....	3,393	1,873	1,372	25	123	9,902	6,215	3,303	198	184
On demand.....	3,562	966	540	701	1,355	9,515	1,666	1,102	2,153	4,594
Regular principal payments required.....	701	223	162	181	135	490	331	114	18	27
No regular principal payments required.....	2,861	743	378	520	1,220	9,023	1,335	988	2,135	4,567

<sup>1</sup> Data for 1950 are for part of the year only.

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 5.—FIRST AND JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY YEAR MORTGAGE MADE OR ASSUMED, FOR THE UNITED STATES: 1950—Con.

[Median not shown where number of sample cases reported is less than 100]

Subject	Number of mortgages					Outstanding debt (thousands of dollars)				
	Total	Year mortgage made or assumed				Total	Year mortgage made or assumed			
		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier
<b>TERM OF JUNIOR MORTGAGE</b>										
On demand.....	3,560	965	539	701	1,355	9,515	1,666	1,102	2,153	4,594
Fully amortized.....	16,119	7,879	7,451	782	7	29,439	17,476	11,578	377	8
Less than 5 years.....	4,051	3,235	800	16	...	4,590	3,936	649	5	...
5 to 9 years.....	6,544	1,862	4,129	553	...	9,405	4,548	4,623	234	...
10 to 14 years.....	2,907	1,115	1,713	72	7	7,817	3,029	4,732	48	8
15 to 19 years.....	1,578	1,233	213	132	...	5,528	4,925	524	79	...
20 years or more.....	1,039	434	596	9	...	2,099	1,038	1,050	11	...
Median term.....years..	8	6	8	...	...	...	...	...	...	...
Partially or not amortized.....	6,932	3,949	2,631	229	123	28,818	18,299	8,809	1,526	184
Less than 5 years.....	3,607	2,606	878	...	123	8,226	6,669	1,373	...	184
5 to 9 years.....	2,001	811	1,165	25	...	9,081	3,059	5,824	198	...
10 years or more.....	1,324	532	588	204	...	11,511	8,571	1,612	1,328	...
<b>INTEREST RATE ON JUNIOR MORTGAGE</b>										
Less than 4.0 percent.....	626	218	285	...	123	2,096	395	1,088	...	613
4.0 percent.....	2,945	1,780	808	338	19	11,937	9,078	1,545	1,301	15
4.1 to 5.0 percent.....	8,648	4,458	2,670	733	787	21,874	12,075	5,230	1,145	3,424
5.1 to 6.0 percent.....	11,907	5,831	3,072	460	544	30,063	15,167	12,570	1,592	734
6.1 percent or more.....	2,484	505	1,786	181	12	1,802	726	1,056	18	2
Median interest rate.....percent..	6.0	5.0	6.0	...	...	...	...	...	...	...

<sup>1</sup> Data for 1950 are for part of the year only.

Table 5a.—CONVENTIONAL FIRST AND JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY YEAR MORTGAGE MADE OR ASSUMED, FOR THE UNITED STATES: 1950

[Median not shown where number of sample cases reported is less than 100]

Subject	Number of mortgages					Outstanding debt (thousands of dollars)				
	Total	Year mortgage made or assumed				Total	Year mortgage made or assumed			
		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total mortgages.....	313,929	137,090	119,041	32,706	25,092	1,199,375	596,607	455,651	85,269	61,848
Average debt per mortgage..dollars..	3,800	4,400	3,800	2,600	2,500	...	...	...	...	...
Total first mortgages.....	288,854	125,258	108,986	31,004	23,606	1,134,369	561,085	434,998	81,224	57,062
Average debt per mortgage..dollars..	3,900	4,500	4,000	2,600	2,400	...	...	...	...	...
<b>FIRST MORTGAGE LOAN</b>										
Less than \$2,000.....	43,191	19,666	14,255	5,435	3,835	38,291	19,808	11,371	4,353	2,759
\$2,000 to \$2,999.....	46,756	20,197	16,138	5,756	4,665	83,093	42,485	26,587	7,404	6,617
\$3,000 to \$3,999.....	48,002	22,649	16,406	5,143	3,804	126,234	69,704	39,125	9,981	7,424
\$4,000 to \$4,999.....	41,626	15,621	16,970	5,710	3,325	136,841	60,992	54,648	13,308	7,893
\$5,000 to \$5,999.....	26,595	10,927	11,293	2,398	1,977	110,817	53,168	43,755	8,022	5,872
\$6,000 to \$6,999.....	21,516	9,517	8,097	1,362	2,540	107,099	54,708	39,401	4,617	8,373
\$7,000 to \$7,999.....	15,398	6,469	6,676	1,640	613	91,498	43,790	38,385	7,088	2,235
\$8,000 to \$9,999.....	18,064	8,025	7,249	1,514	1,276	127,434	64,272	48,305	8,847	6,010
\$10,000 to \$14,999.....	19,432	7,831	8,531	1,635	1,435	180,514	81,108	77,976	12,444	8,986
\$15,000 or more.....	8,274	4,356	3,371	411	136	132,548	71,050	55,445	5,160	893
Median loan.....dollars..	4,100	4,000	4,400	3,800	3,800	...	...	...	...	...
<b>AMORTIZATION OF FIRST MORTGAGE</b>										
Fully amortized.....	189,153	82,904	77,935	21,295	7,019	744,722	382,148	302,772	47,860	11,942
Partially amortized.....	41,001	21,191	15,656	2,565	1,589	187,624	103,267	71,360	9,932	3,065
Not amortized.....	24,094	14,188	7,635	1,192	1,079	82,406	50,472	25,162	4,477	2,295
On demand.....	34,593	6,971	7,759	5,949	13,914	119,620	25,198	35,704	18,958	39,760
Regular principal payments required.....	12,856	3,128	2,297	1,991	5,440	44,720	12,347	6,440	7,941	17,992
No regular principal payments required...	21,737	3,843	5,462	3,958	8,474	74,900	12,851	29,264	11,017	21,768
<b>TERM OF FIRST MORTGAGE</b>										
On demand.....	34,593	6,971	7,759	5,909	13,934	119,775	25,198	35,704	18,880	39,993
Fully amortized.....	189,158	82,907	77,934	21,296	7,021	744,720	382,148	302,772	47,858	11,942
Less than 5 years.....	12,329	7,999	4,322	...	8	19,810	13,609	6,196	...	5
5 to 9 years.....	50,037	24,354	21,249	4,398	36	147,314	89,996	51,671	5,598	49
10 to 12 years.....	84,787	36,582	35,402	10,920	1,883	340,600	178,125	138,284	22,467	1,724
13 to 14 years.....	7,228	2,062	3,177	1,491	498	33,917	13,311	15,113	4,466	1,027
15 years.....	19,225	7,805	7,753	2,041	1,626	110,970	54,009	49,318	5,218	2,425
16 to 19 years.....	6,603	1,672	2,852	977	1,099	37,629	13,512	18,154	2,995	2,968
20 to 24 years.....	7,066	2,158	2,900	820	1,188	44,793	17,877	22,219	2,507	2,190
25 years or more.....	1,886	275	279	649	683	9,687	1,709	1,817	4,607	1,554
Median term.....years..	11	10	11	11	15	...	...	...	...	...
Partially or not amortized.....	65,098	35,379	23,292	3,758	2,669	269,877	153,739	96,522	14,489	5,127
Less than 5 years.....	30,465	23,870	6,158	182	255	100,448	78,785	20,581	309	773
5 to 9 years.....	22,423	8,383	11,960	1,955	125	102,754	47,641	47,316	7,587	210
10 to 14 years.....	9,780	2,723	4,545	1,470	1,042	57,916	24,086	25,805	6,039	1,986
15 years or more.....	2,430	403	629	151	1,247	8,759	3,227	1,554	554	2,158
Median term.....years..	5	3	7	...	...	...	...	...	...	...

<sup>1</sup> Data for 1950 are for part of the year only.

## RESIDENTIAL FINANCING

Table 5a.—CONVENTIONAL FIRST AND JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY YEAR MORTGAGE MADE OR ASSUMED, FOR THE UNITED STATES: 1950—Con.

[Median not shown where number of sample cases reported is less than 100]

Subject	Number of mortgages					Outstanding debt (thousands of dollars)				
	Total	Year mortgage made or assumed				Total	Year mortgage made or assumed			
		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier
<b>INTEREST RATE ON FIRST MORTGAGE</b>										
Less than 4.0 percent.....	4,659	1,859	1,424	754	622	22,201	10,328	8,077	1,662	2,134
4.0 percent.....	25,214	7,705	11,309	3,724	2,476	119,399	39,981	60,192	12,509	6,717
4.1 to 4.5 percent.....	34,718	15,596	11,297	3,853	3,972	184,649	96,342	66,765	13,561	7,981
4.6 to 5.0 percent.....	108,445	43,726	42,630	11,143	10,946	455,439	217,995	173,592	32,146	31,706
5.1 to 5.5 percent.....	11,845	4,694	4,903	933	1,315	49,837	25,313	19,202	2,536	2,786
5.6 to 6.0 percent.....	90,856	44,350	34,392	8,625	3,489	274,953	153,478	101,550	15,120	4,805
6.1 percent or more.....	13,107	7,322	3,030	1,972	783	27,894	17,648	5,620	3,693	933
Median interest rate.....percent..	5.0	5.0	5.0	5.0	5.0	...	...	...	...	...
Total junior mortgages.....	25,075	11,832	10,055	1,702	1,486	65,006	35,522	20,653	4,045	4,786
Average debt per mortgage...dollars..	2,600	3,000	2,100	2,400	3,200	...	...	...	...	...
<b>JUNIOR MORTGAGE LOAN</b>										
Less than \$1,000.....	2,971	2,086	416	294	175	1,195	929	137	41	88
\$1,000 to \$1,999.....	7,633	3,024	4,035	115	459	7,197	3,553	3,047	99	498
\$2,000 to \$2,999.....	5,423	2,464	2,231	545	183	9,021	5,006	3,634	265	116
\$3,000 to \$3,999.....	3,689	1,600	1,698	379	12	9,968	5,029	3,738	1,198	3
\$4,000 or more.....	5,359	2,658	1,675	369	657	37,625	21,005	10,097	2,442	4,081
Median loan.....dollars..	2,300	2,300	2,200	...	...	...	...	...	...	...
<b>AMORTIZATION OF JUNIOR MORTGAGE</b>										
Fully amortized.....	14,580	6,917	6,884	772	7	26,673	15,557	10,742	366	8
Partially amortized.....	3,540	2,076	1,260	204	...	18,916	12,084	5,504	1,328	...
Not amortized.....	3,393	1,873	1,372	25	123	9,902	6,215	3,305	198	184
On demand.....	3,562	966	540	701	1,355	9,515	1,666	1,102	2,153	4,594
Regular principal payments required.....	701	223	162	181	135	490	331	114	18	27
No regular principal payments required.....	2,861	743	378	520	1,220	9,025	1,335	988	2,135	4,567
<b>TERM OF JUNIOR MORTGAGE</b>										
On demand.....	3,560	965	539	701	1,355	9,515	1,666	1,102	2,153	4,594
Fully amortized.....	14,584	6,917	6,887	773	7	26,673	15,557	10,742	366	8
Less than 5 years.....	4,051	3,235	800	16	...	4,590	3,936	649	5	...
5 to 9 years.....	6,533	1,851	4,129	553	...	9,399	4,542	4,623	234	...
10 to 14 years.....	2,711	919	1,713	72	7	7,535	2,747	4,732	48	8
15 years or more.....	1,289	912	245	132	...	5,149	4,332	738	79	...
Median term.....years..	7	5	8	...	...	...	...	...	...	...
Partially or not amortized.....	6,932	3,949	2,631	229	123	28,818	18,299	8,809	1,526	184
Less than 5 years.....	3,607	2,606	878	...	123	8,226	6,669	1,373	...	184
5 to 9 years.....	2,001	811	1,165	25	...	9,081	3,059	5,824	198	...
10 years or more.....	1,324	532	588	204	...	11,511	8,571	1,612	1,328	...
<b>INTEREST RATE ON JUNIOR MORTGAGE</b>										
Less than 4.0 percent.....	626	218	285	...	123	2,096	395	1,088	...	613
4.0 percent.....	1,411	819	244	329	19	9,171	7,159	709	1,290	13
4.1 to 5.0 percent.....	8,648	4,458	2,670	733	787	21,874	12,075	5,230	1,145	3,424
5.1 to 6.0 percent.....	11,907	5,831	5,072	460	544	30,063	15,167	12,570	1,592	734
6.1 percent or more.....	2,484	505	1,786	181	12	1,802	726	1,056	18	2
Median interest rate.....percent..	6.0	6.0	6.0	...	...	...	...	...	...	...

<sup>1</sup> Data for 1950 are for part of the year only.









RESIDENTIAL FINANCING

Table 7.—FIRST MORTGAGES: MORTGAGE CHARACTERISTICS, BY FIRST MORTGAGE LOAN, FOR THE UNITED STATES: 1950

[Number of first mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total	First mortgage loan						
		Less than \$2,000	\$2,000 to \$3,999	\$4,000 to \$5,999	\$6,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$14,999	\$15,000 or more
Total first mortgages.....	324,817	43,246	97,257	75,348	44,345	23,739	31,027	9,887
<b>ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS</b>								
Mortgages With Payments Which Include Both								
Total first mortgages.....	277,411	29,248	81,769	66,714	39,900	21,889	29,243	8,675
Less than \$480.....	107,056	26,484	55,573	19,791	3,939	837	301	136
\$480 to \$599.....	41,448	1,497	11,721	17,842	8,385	1,600	331	73
\$600 to \$719.....	37,423	835	8,196	14,368	7,665	4,112	2,228	20
\$720 to \$839.....	28,494	236	2,571	4,875	8,712	3,676	8,294	132
\$840 to \$959.....	14,761	38	1,178	2,715	4,854	1,962	4,008	8
\$960 to \$1,199.....	18,498	7	395	3,591	3,114	5,468	4,984	945
\$1,200 to \$1,499.....	16,446	151	1,345	2,489	1,942	2,234	5,993	2,291
\$1,500 to \$2,399.....	9,843	...	682	547	1,001	1,633	2,638	3,348
\$2,400 or more.....	3,442	...	108	496	288	367	466	1,722
Median payment.....dollars..	566	243	399	565	713	878	938	1,747
First mortgages on properties acquired in 1949 to 1950.....								
	70,154	5,661	17,945	14,826	11,088	7,876	9,570	3,203
Less than \$480.....	18,574	4,816	10,826	2,305	389	238	...	...
\$480 to \$599.....	9,528	508	2,669	4,028	1,979	326	20	...
\$600 to \$719.....	11,960	218	2,186	4,512	2,464	1,960	622	...
\$720 to \$839.....	8,139	23	1,062	1,078	2,392	988	2,561	36
\$840 to \$959.....	4,016	6	182	857	1,196	599	1,177	...
\$960 to \$1,199.....	6,801	...	113	744	1,344	2,252	1,987	365
\$1,200 to \$1,499.....	5,265	90	342	747	839	672	1,482	1,093
\$1,500 or more.....	5,871	...	565	555	485	841	1,721	1,709
Median payment.....dollars..	664	297	436	623	750	919	1,033	...
<b>INTEREST RATE</b>								
Total first mortgages.....	324,394	43,402	97,279	75,345	44,304	23,417	31,001	9,663
Less than 4.0 percent.....	4,658	836	1,027	733	980	231	601	255
4.0 percent.....	50,012	3,491	9,688	10,182	6,720	7,555	10,098	2,285
4.1 to 4.5 percent.....	45,140	2,038	9,888	9,090	8,985	3,217	8,873	3,047
4.6 to 5.0 percent.....	108,777	10,128	33,876	28,659	17,373	8,009	7,855	2,880
5.1 to 5.5 percent.....	11,843	1,842	3,504	3,058	1,474	753	822	391
5.6 to 6.0 percent.....	90,856	19,842	35,709	20,461	8,232	3,232	2,580	802
6.1 percent or more.....	13,108	5,225	3,587	3,162	540	420	172	3
Median interest rate.....percent..	5.0	6.0	5.0	5.0	5.0	5.0	4.5	4.5
First mortgages on properties acquired in 1949 to 1950.....								
	76,666	6,792	20,849	16,090	11,651	7,999	9,796	3,495
Less than 4.0 percent.....	1,151	100	443	168	160	164	...	119
4.0 percent.....	10,891	162	1,605	1,585	1,766	2,370	2,981	425
4.1 to 4.5 percent.....	11,184	61	1,826	1,742	1,490	1,393	3,214	1,455
4.6 to 5.0 percent.....	22,444	1,556	5,648	4,353	4,993	2,421	2,266	1,210
5.1 to 6.0 percent.....	27,546	3,760	10,014	7,549	3,113	1,651	1,172	286
6.1 percent or more.....	3,450	1,153	1,313	693	129	...	163	...
Median interest rate.....percent..	5.0	6.0	6.0	5.5	5.0	5.0	4.5	...
<b>TERM OF MORTGAGE</b>								
Total first mortgages.....	324,817	43,246	97,257	75,348	44,345	23,739	31,027	9,887
On demand.....	34,572	7,489	11,680	7,489	4,040	1,529	1,616	731
Less than 5 years.....	42,808	12,974	16,164	7,807	3,495	961	916	490
5 to 9 years.....	73,056	13,467	26,218	16,015	8,042	4,666	3,024	1,628
10 to 14 years.....	104,819	8,262	34,230	29,620	14,062	7,037	8,277	3,341
15 to 19 years.....	33,719	677	5,878	9,733	8,071	3,811	3,736	1,823
20 to 24 years.....	22,617	300	2,380	4,279	3,622	3,948	7,152	938
25 years or more.....	13,226	77	707	405	3,013	1,787	6,306	936
Median term.....years..	10	6	10	11	12	12	15	12
First mortgages on properties acquired in 1949 to 1950.....								
	77,202	6,790	20,897	16,090	11,653	8,317	9,800	3,668
On demand.....	3,715	539	1,760	1,063	192	100	55	7
Less than 5 years.....	9,164	2,123	3,600	1,790	956	364	79	251
5 to 9 years.....	19,944	3,451	7,161	3,397	2,585	1,704	1,084	565
10 to 14 years.....	26,172	657	7,515	7,811	3,655	2,470	2,651	1,417
15 to 19 years.....	8,174	...	658	1,470	3,031	1,230	1,131	659
20 years or more.....	10,033	20	203	559	1,234	2,449	4,800	769
Median term.....years..	10	6	9	10	11	12	19	...

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 7a.—CONVENTIONAL FIRST MORTGAGES: MORTGAGE CHARACTERISTICS, BY FIRST MORTGAGE LOAN, FOR THE UNITED STATES: 1950

[Number of first mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total	First mortgage loan						
		Less than \$2,000	\$2,000 to \$3,999	\$4,000 to \$5,999	\$6,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$14,999	\$15,000 or more
Total first mortgages.....	288,672	43,036	94,723	68,222	36,912	18,067	19,434	8,296
<b>ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS</b>								
Mortgages With Payments Which Include Both								
Total first mortgages.....	241,858	29,038	79,245	59,588	32,509	16,531	17,673	7,289
Less than \$480.....	97,721	26,277	53,257	14,695	2,217	837	301	136
\$480 to \$599.....	34,348	1,497	11,513	16,659	4,064	211	331	73
\$600 to \$719.....	31,307	632	8,196	13,620	6,831	843	964	20
\$720 to \$839.....	19,924	236	2,571	4,867	8,289	3,062	768	132
\$840 to \$959.....	13,074	38	1,178	2,624	4,763	1,876	2,588	8
\$960 to \$1,199.....	16,479	7	395	3,591	3,114	5,468	3,813	96
\$1,200 to \$1,499.....	15,762	151	1,345	2,489	1,942	2,234	5,804	1,796
\$1,500 to \$2,399.....	9,801	...	682	547	1,001	1,633	2,638	3,306
\$2,400 or more.....	3,442	...	108	496	288	367	457	1,722
Median payment.....dollars..	555	241	403	583	759	1,005	1,198	1,921
First mortgages on properties acquired in 1949 to 1950.....								
Total first mortgages.....	29,306	5,649	17,614	13,486	9,098	5,568	5,212	2,685
Less than \$480.....	17,800	4,804	10,588	1,855	313	238	...	...
\$480 to \$599.....	7,367	508	2,576	3,768	495	...	20	...
\$600 to \$719.....	8,873	218	2,186	3,981	2,228	162	98	...
\$720 to \$839.....	8,560	29	1,244	1,836	3,394	1,403	619	36
\$840 to \$959.....	5,750	...	113	744	1,344	2,252	1,300	...
\$960 to \$1,199.....	5,104	90	342	747	839	672	1,454	959
\$1,200 to \$1,499.....	5,852	...	565	555	485	841	1,721	1,690
\$1,500 or more.....	...	...	...	...	...	...	...	...
Median payment.....dollars..	655	297	437	628	797	1,035	1,311	...
<b>INTEREST RATE</b>								
Total first mortgages.....	288,842	43,192	94,756	68,222	36,914	18,062	19,434	8,278
Less than 4.0 percent.....	4,658	836	1,027	733	980	231	601	255
4.0 percent.....	25,215	3,284	7,532	4,704	2,548	3,199	2,591	1,361
4.1 to 4.5 percent.....	34,718	2,038	9,587	7,645	5,831	2,218	4,813	2,586
4.6 to 5.0 percent.....	108,444	10,125	33,812	28,459	17,309	8,009	7,855	2,880
5.1 to 6.0 percent.....	102,699	21,684	39,213	23,519	9,706	3,985	3,402	1,193
6.1 percent or more.....	13,108	5,225	3,587	3,162	540	420	172	3
Median interest rate.....percent..	5.0	6.0	5.0	5.0	5.0	5.0	4.7	4.5
First mortgages on properties acquired in 1949 to 1950.....								
Total first mortgages.....	65,817	6,780	20,519	14,752	9,662	5,694	5,439	2,978
Less than 4.0 percent.....	1,151	100	443	168	160	164	...	119
4.0 percent.....	3,396	150	1,275	459	121	574	622	197
4.1 to 4.5 percent.....	7,830	61	1,826	1,530	1,146	884	1,216	1,166
4.6 to 5.0 percent.....	22,444	1,556	5,648	4,353	4,993	2,421	2,266	1,210
5.1 to 6.0 percent.....	27,546	3,760	10,014	7,549	3,113	1,651	1,172	286
6.1 percent or more.....	3,450	1,153	1,313	693	129	...	163	...
Median interest rate.....percent..	5.0	6.0	6.0	6.0	5.0	5.0	4.7	...
<b>TERM OF MORTGAGE</b>								
Total first mortgages.....	288,672	43,036	94,723	68,222	36,912	18,067	19,434	8,296
On demand.....	34,572	7,489	11,680	7,489	4,040	1,529	1,616	731
Less than 5 years.....	42,795	12,971	16,154	7,807	3,495	961	916	490
5 to 9 years.....	72,460	13,260	26,025	15,825	8,035	4,666	3,024	1,628
10 to 12 years.....	94,179	7,748	31,779	26,012	11,827	6,265	7,493	3,062
13 to 14 years.....	7,615	514	1,590	2,232	1,610	730	662	279
15 years.....	19,788	547	3,227	5,389	5,171	1,888	2,349	1,219
16 to 19 years.....	6,906	130	1,416	1,797	1,288	907	849	521
20 to 24 years.....	8,093	300	2,172	1,461	926	849	2,076	310
25 years or more.....	2,264	77	680	210	520	272	449	56
Median term.....years..	10	6	9	10	11	11	11	11
First mortgages on properties acquired in 1949 to 1950.....								
Total first mortgages.....	65,862	6,778	20,567	14,751	9,662	5,696	5,440	2,976
On demand.....	3,715	539	1,760	1,063	192	100	55	7
Less than 5 years.....	9,164	2,123	3,600	1,790	956	364	79	251
5 to 9 years.....	19,639	3,439	7,058	3,207	2,585	1,704	1,084	565
10 to 14 years.....	25,037	657	7,288	7,135	3,423	2,470	2,651	1,417
15 to 19 years.....	6,265	...	658	1,228	727	799	772	634
20 years or more.....	2,042	20	203	328	285	331	...	102
Median term.....years..	10	6	9	10	11	11	12	...

RESIDENTIAL FINANCING

Table 8.—JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY JUNIOR MORTGAGE LOAN, FOR THE UNITED STATES: 1950

[Number of junior mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Junior mortgage loan					Subject	Total	Junior mortgage loan					
		Less than \$1,000	\$1,000 to \$1,999	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 or more			Less than \$1,000	\$1,000 to \$1,999	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 or more	
Total junior mortgages.....	26,608	3,071	8,398	5,817	3,966	5,361	INTEREST RATE--Con.  Junior mortgages on properties acquired in 1949 to 1950.....	8,759	1,327	2,127	2,141	1,585	1,581	
Second mortgages.....	26,094	2,896	8,243	5,702	3,897	5,361		Less than 4.0 percent.....	52	20	6	...	...	26
Other junior mortgages.....	514	175	155	115	69	...		4.0 percent.....	1,533	305	535	201	208	285
ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS														
Mortgages With Payments Which Include Both														
Total junior mortgages.....	20,023	2,094	6,628	4,843	2,985	3,477	4.1 to 5.0 percent.....	2,563	545	263	690	720	344	
Less than \$120.....	1,270	429	830	12	...	...	5.1 to 6.0 percent.....	4,415	401	1,209	1,250	631	926	
\$120 to \$239.....	2,750	716	1,297	718	60	...	6.1 percent or more.....	196	56	114	...	26	...	
\$240 to \$479.....	9,596	868	3,956	2,637	1,635	500	TERM OF MORTGAGE							
\$480 to \$719.....	3,181	81	442	1,202	561	894	Total junior mortgages.....	26,612	3,070	8,402	5,815	3,965	5,364	
\$720 or more.....	3,226	...	143	274	729	2,083	On demand.....	3,560	715	839	508	530	971	
Median payment.....dollars..	384	...	308	388	...	...	Less than 5 years.....	7,657	1,739	2,737	1,493	834	854	
Junior mortgages on properties acquired in 1949 to 1950.....														
Less than \$240.....	1,595	563	705	328	...	...	5 to 9 years.....	8,545	367	3,136	2,413	1,052	1,577	
\$240 to \$479.....	2,940	288	760	989	849	54	10 to 14 years.....	4,129	44	1,005	777	717	1,588	
\$480 to \$719.....	1,108	11	154	495	69	379	15 to 19 years.....	1,653	127	310	214	689	313	
\$720 or more.....	1,412	...	102	145	273	891	20 years or more.....	1,068	78	375	410	143	61	
INTEREST RATE														
Total junior mortgages.....	26,608	3,071	8,398	5,817	3,966	5,361	Median term.....years..	7	...	6	7	...	9	
Less than 4.0 percent.....	624	27	135	105	...	358	Junior mortgages on properties acquired in 1949 to 1950.....							
4.0 percent.....	2,943	395	1,014	531	613	392	On demand.....	566	359	93	...	...	114	
4.1 to 5.0 percent.....	8,647	1,367	1,253	1,994	2,023	2,010	Less than 10 years.....	5,269	905	1,368	1,581	711	706	
5.1 to 6.0 percent.....	11,908	1,045	3,932	3,066	1,284	2,583	10 to 14 years.....	1,316	24	347	218	295	432	
6.1 percent or more.....	2,486	237	2,064	121	46	18	15 to 19 years.....	1,266	39	260	148	518	301	
Median interest rate.....percent..	6.0	...	6.0	6.0	...	4.9	20 years or more.....	342	...	59	193	61	29	

Table 8a.—CONVENTIONAL JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY JUNIOR MORTGAGE LOAN, FOR THE UNITED STATES: 1950

[Number of junior mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Junior mortgage loan					Subject	Total	Junior mortgage loan					
		Less than \$1,000	\$1,000 to \$1,999	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 or more			Less than \$1,000	\$1,000 to \$1,999	\$2,000 to \$2,999	\$3,000 to \$3,999	\$4,000 or more	
Total junior mortgages.....	25,074	2,970	7,633	5,424	3,690	5,361	INTEREST RATE--Con.  Junior mortgages on properties acquired in 1949 to 1950.....	7,901	1,304	1,678	1,948	1,391	1,581	
Second mortgages.....	24,560	2,795	7,478	5,309	3,621	5,361		Less than 4.0 percent.....	52	20	6	...	...	26
Other junior mortgages.....	514	175	155	115	69	...		4.0 percent.....	675	282	86	8	14	285
ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS														
Mortgages With Payments Which Include Both														
Total junior mortgages.....	18,489	1,993	5,863	4,450	2,709	3,477	4.1 to 5.0 percent.....	2,563	545	263	690	720	344	
Less than \$120.....	765	339	414	12	...	...	5.1 to 6.0 percent.....	4,415	401	1,209	1,250	631	926	
\$120 to \$239.....	1,937	705	908	325	...	...	6.1 percent or more.....	196	56	114	...	26	...	
\$240 to \$479.....	9,380	868	3,956	2,637	1,419	500	TERM OF MORTGAGE							
\$480 to \$719.....	3,181	81	442	1,202	561	894	Total junior mortgages.....	25,077	2,969	7,636	5,423	3,689	5,364	
\$720 or more.....	3,226	...	143	274	729	2,083	On demand.....	3,560	715	839	508	530	971	
Median payment.....dollars..	401	...	332	...	...	...	Less than 5 years.....	7,657	1,739	2,737	1,493	834	854	
Junior mortgages on properties acquired in 1949 to 1950.....														
Less than \$240.....	930	540	256	135	...	...	5 to 9 years.....	8,534	356	3,136	2,413	1,052	1,577	
\$240 to \$479.....	2,746	288	760	989	849	54	10 to 14 years.....	3,933	32	821	777	717	1,588	
\$480 to \$719.....	1,108	11	154	495	69	379	15 years or more.....	1,393	127	103	232	556	374	
\$720 or more.....	1,412	...	102	145	273	891	Median term.....years..	6	...	6	6	...	9	
INTEREST RATE														
Total junior mortgages.....	25,074	2,970	7,633	5,424	3,690	5,361	Junior mortgages on properties acquired in 1949 to 1950.....							
Less than 4.0 percent.....	624	27	135	105	...	358	On demand.....	566	359	93	...	...	114	
4.0 percent.....	1,409	294	249	138	...	392	Less than 5 years.....	3,208	758	1,038	803	423	187	
4.1 to 5.0 percent.....	8,647	1,367	1,253	1,994	2,023	2,010	5 to 9 years.....	2,050	136	330	778	288	519	
5.1 to 6.0 percent.....	11,908	1,045	3,932	3,066	1,284	2,583	10 to 14 years.....	1,120	12	163	218	295	432	
6.1 percent or more.....	2,486	237	2,064	121	46	18	15 years or more.....	996	39	53	148	385	330	
Median interest rate.....percent..	6.0	...	6.0	6.0	...	4.9								

RENTAL PROPERTIES WITH 2 TO 4 UNITS

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Table 9.—PURCHASE PRICE OF PROPERTY AND INTEREST RATE ON FIRST MORTGAGE, BY FIRST MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE, FOR THE UNITED STATES, 1950

[Number of properties with first mortgage only, on which the mortgage was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	First mortgage loan on property as percent of purchase price						
		Less than 50 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more
Total properties.....	175,357	36,895	26,308	30,236	27,751	23,422	13,411	17,386
PURCHASE PRICE								
Total properties.....	175,357	36,895	26,308	30,236	27,751	23,422	13,411	17,386
Less than \$3,000.....	14,768	2,063	1,418	2,080	1,698	2,421	767	4,323
\$3,000 to \$3,999.....	15,308	1,680	1,461	2,874	2,204	2,849	2,070	2,177
\$4,000 to \$4,999.....	14,263	2,185	1,264	2,405	3,770	1,542	1,033	2,063
\$5,000 to \$5,999.....	17,193	3,175	1,774	2,432	2,275	3,169	2,885	1,483
\$6,000 to \$6,999.....	13,409	2,801	3,027	1,368	1,863	1,368	878	905
\$7,000 to \$7,999.....	15,205	3,468	2,285	2,256	3,117	1,549	1,034	1,501
\$8,000 to \$9,999.....	22,257	5,171	3,833	3,606	3,301	3,628	889	1,833
\$10,000 to \$11,999.....	19,252	4,692	2,474	3,720	2,010	3,025	2,005	1,331
\$12,000 to \$14,999.....	17,128	3,365	2,843	2,961	3,894	1,610	1,436	1,023
\$15,000 to \$19,999.....	14,402	3,736	2,589	3,127	2,723	1,351	312	572
\$20,000 or more.....	12,172	4,559	3,795	1,748	896	910	102	175
Median purchase price.....dollars..	7,800	8,900	8,900	8,000	7,600	7,200	5,900	5,000
Properties acquired in 1949 to 1950.....	60,755	11,888	9,860	10,549	10,938	7,835	4,508	5,201
Less than \$4,000.....	9,991	1,328	624	2,138	933	1,694	1,262	2,015
\$4,000 to \$5,999.....	9,740	1,980	1,242	1,892	1,892	1,135	1,401	832
\$6,000 to \$7,999.....	9,300	1,465	2,340	1,109	2,110	1,214	203	861
\$8,000 to \$9,999.....	6,805	1,019	1,368	1,264	1,388	951	346	470
\$10,000 to \$14,999.....	14,209	3,175	1,907	2,138	2,923	2,320	1,088	662
\$15,000 or more.....	10,710	2,921	2,362	2,658	1,692	521	208	361
Median purchase price.....dollars..	8,300	10,100	8,800	9,200	8,700	7,700	5,600	5,100
New structures.....	9,527	2,202	1,389	1,264	1,610	1,443	1,117	507
Less than \$4,000.....	1,201	244	30	187	18	256	295	172
\$4,000 to \$9,999.....	2,398	488	488	51	541	663	118	50
\$10,000 or more.....	5,928	1,470	871	1,026	1,051	524	704	285
Properties acquired in 1946 to 1948.....	77,272	16,771	11,987	14,012	10,315	10,281	5,366	8,557
Less than \$4,000.....	10,333	1,285	976	2,038	1,237	1,698	440	2,661
\$4,000 to \$5,999.....	13,081	1,926	1,142	2,200	1,974	2,411	1,417	1,982
\$6,000 to \$7,999.....	12,941	2,931	1,829	2,748	1,910	1,195	1,215	1,118
\$8,000 to \$9,999.....	10,949	3,449	1,814	1,745	1,248	1,315	265	1,113
\$10,000 to \$14,999.....	16,467	3,076	2,483	3,941	2,136	2,087	1,831	1,315
\$15,000 or more.....	13,501	4,104	3,743	1,740	1,810	1,575	168	368
Median purchase price.....dollars..	8,300	9,100	10,300	8,000	8,000	7,700	7,300	5,600
Properties acquired in 1942 to 1945.....	22,293	3,717	2,709	3,992	4,552	3,362	2,435	1,530
Less than \$4,000.....	5,376	927	733	627	1,084	939	503	565
\$4,000 to \$5,999.....	6,037	992	533	921	1,812	766	709	319
\$6,000 to \$9,999.....	6,644	809	720	1,442	1,188	1,432	679	378
\$10,000 or more.....	4,216	989	723	1,002	468	225	544	268
Median purchase price.....dollars..	5,800	...	...	...	5,300	...	...	...
Properties acquired in 1941 or earlier.....	15,027	4,519	1,752	1,683	1,946	1,944	1,102	2,098
Less than \$4,000.....	4,376	203	546	151	648	939	632	1,259
\$4,000 to \$9,999.....	6,810	2,229	723	1,055	804	837	454	712
\$10,000 or more.....	3,851	2,087	483	477	494	168	16	127
Median purchase price.....dollars..	6,500	8,600	...	...	...	...	...	...
Year property acquired not reported.....	...	...	...	...	...	...	...	...
INTEREST RATE ON FIRST MORTGAGE								
Total properties.....	175,341	36,892	26,300	30,227	27,748	23,413	13,408	17,385
Less than 4.0 percent.....	2,858	813	349	488	70	582	300	257
4.0 percent.....	25,884	4,750	2,480	3,944	5,814	6,956	5,560	6,389
4.1 to 4.5 percent.....	24,098	4,174	5,950	4,390	3,650	3,320	1,555	1,064
4.6 to 5.0 percent.....	59,500	15,005	9,493	11,635	7,625	5,448	2,156	4,143
5.1 to 6.0 percent.....	52,684	10,731	7,415	9,556	9,774	6,656	3,680	4,878
6.1 percent or more.....	4,317	1,419	613	214	814	451	157	654
Median interest rate.....percent..	5.0	5.0	5.0	5.0	5.0	5.0	4.5	5.0
Properties acquired in 1949 to 1950.....	60,751	11,885	9,853	10,545	10,932	7,834	4,510	5,202
Less than 4.0 percent.....	1,062	117	91	120	44	290	209	192
4.0 percent.....	9,807	1,079	580	899	2,533	2,507	934	1,279
4.1 to 4.5 percent.....	7,955	1,482	2,101	1,509	1,457	659	420	328
4.6 to 5.0 percent.....	17,659	3,862	3,513	3,784	2,668	1,734	969	1,130
5.1 to 6.0 percent.....	21,817	4,434	3,356	4,201	3,375	2,430	1,889	1,914
6.1 percent or more.....	2,451	891	212	32	655	214	89	359
Median interest rate.....percent..	5.0	5.0	5.0	5.0	5.0	4.7	4.9	5.0
Properties acquired in 1946 to 1948.....	77,264	16,771	11,984	14,011	10,317	10,275	5,364	8,555
Less than 4.0 percent.....	957	416	246	16	26	169	20	65
4.0 percent.....	21,538	2,402	1,354	2,481	2,892	4,117	3,577	4,718
4.1 to 4.5 percent.....	8,444	1,708	3,290	1,461	896	669	362	59
4.6 to 5.0 percent.....	23,661	7,280	3,935	5,758	2,646	2,164	340	1,541
5.1 to 6.0 percent.....	21,265	4,524	2,758	4,113	3,811	2,946	1,035	2,080
6.1 percent or more.....	1,399	441	401	182	46	210	30	92
Median interest rate.....percent..	5.0	5.0	5.0	5.0	5.0	4.6	4.0	4.0
Properties acquired in 1942 to 1945.....	22,293	3,717	2,710	3,991	4,554	3,360	2,432	1,529
Less than 4.0 percent.....	465	123	...	148	...	123	71	...
4.0 percent.....	2,664	622	244	441	330	97	702	228
4.1 to 4.5 percent.....	4,756	260	294	812	1,059	1,048	665	618
4.6 to 5.0 percent.....	7,592	1,788	1,133	1,703	1,189	1,022	406	351
5.1 to 6.0 percent.....	6,631	837	1,039	887	1,933	1,061	550	323
6.1 percent or more.....	185	87	...	...	43	9	38	9
Median interest rate.....percent..	5.0	...	...	...	5.0	...	...	...







RESIDENTIAL FINANCING

Table 10.—PROPERTY AND MORTGAGE CHARACTERISTICS, BY TOTAL MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE, FOR THE UNITED STATES: 1950

[Number of properties with two mortgages or more, the first of which was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Total mortgage loan on property as percent of purchase price					Subject	Total	Total mortgage loan on property as percent of purchase price				
		Less than 60 per cent	60 to 79 per cent	80 to 89 per cent	90 to 99 per cent	100 per cent or more			Less than 60 per cent	60 to 79 per cent	80 to 89 per cent	90 to 99 per cent	100 per cent or more
Total properties.....	19,747	4,959	5,141	4,702	1,777	3,180	INTEREST RATE ON FIRST MORTGAGE						
PURCHASE PRICE							Total properties.....						
Total properties.....	19,747	4,959	5,141	4,702	1,777	3,180	19,743	4,958	5,138	4,698	1,774	3,181	
Less than \$4,000.....	1,585	72	293	225	63	932	Less than 4.0 percent.....	79	...	40	...	39	...
\$4,000 to \$5,999.....	1,250	301	193	252	211	293	4.0 percent.....	1,749	330	297	653	157	314
\$6,000 to \$7,999.....	3,177	311	956	1,176	164	574	4.1 to 4.5 percent.....	2,784	713	973	513	82	500
\$8,000 to \$9,999.....	2,725	447	616	959	587	115	4.6 to 5.0 percent.....	5,775	1,064	1,305	1,612	549	1,246
\$10,000 or more.....	11,010	3,828	3,083	2,090	752	1,266	5.1 to 6.0 percent.....	6,710	938	2,350	1,900	947	580
Median purchase price.....dollars..	10,000+	10,000+	10,000+	9,100	...	...	6.1 percent or more.....	2,646	1,913	173	20	...	541
Properties acquired in 1949 to 1950..	7,651	1,067	2,170	2,782	785	851	Median interest rate.....percent..	5.0	5.4	5.0	4.9	...	...
Less than \$6,000.....	972	12	85	181	112	581	Properties acquired in 1949 to 1950...						
\$6,000 to \$9,999.....	2,580	159	924	1,313	116	69	Less than 4.0 percent.....	79	...	40	...	39	...
\$10,000 or more.....	4,099	896	1,161	1,288	557	201	4.0 percent.....	478	...	16	333	21	108
NUMBER OF MORTGAGES ON PROPERTY							4.1 to 4.5 percent.....	1,615	476	589	437	82	29
Two mortgages.....	19,418	4,958	5,123	4,536	1,698	3,109	4.6 to 5.0 percent.....	2,145	278	624	855	274	114
Three mortgages or more.....	325	...	18	161	78	70	5.1 to 6.0 percent.....	2,810	313	902	1,134	370	94
							6.1 percent or more.....	525	...	...	20	...	505

Table 10a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: PROPERTY AND MORTGAGE CHARACTERISTICS, BY TOTAL MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE, FOR THE UNITED STATES: 1950

[Number of properties with two mortgages or more, the first of which was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Total mortgage loan on property as percent of purchase price					Subject	Total	Total mortgage loan on property as percent of purchase price				
		Less than 60 per cent	60 to 79 per cent	80 to 89 per cent	90 to 99 per cent	100 per cent or more			Less than 60 per cent	60 to 79 per cent	80 to 89 per cent	90 to 99 per cent	100 per cent or more
Total properties.....	17,467	4,778	5,012	3,566	1,474	2,652	INTEREST RATE ON FIRST MORTGAGE						
PURCHASE PRICE							Total properties.....						
Less than \$6,000.....	2,784	373	486	477	274	1,174	Less than 4.0 percent.....	79	...	40	...	39	...
\$6,000 to \$7,999.....	2,809	311	956	962	135	449	4.0 percent.....	661	330	237	7	18	70
\$8,000 to \$9,999.....	2,374	447	608	812	487	20	4.1 to 4.5 percent.....	2,262	713	927	123	8	489
\$10,000 or more.....	9,500	3,647	2,962	1,315	578	1,009	4.6 to 5.0 percent.....	5,105	883	1,281	1,512	459	971
Median purchase price.....dollars..	10,000+	10,000+	10,000+	...	...	...	5.1 to 6.0 percent.....	6,710	938	2,350	1,900	947	580
Properties acquired in 1949 to 1950..	7,651	1,067	2,170	2,782	785	851	6.1 or more.....	2,646	1,913	173	20	...	541
Less than \$6,000.....	972	12	85	181	112	581	Median interest rate.....percent..	5.8	5.5	5.1	...	...	...
\$6,000 to \$9,999.....	2,580	159	924	1,313	116	69	Properties acquired in 1949 to 1950...						
\$10,000 or more.....	4,099	896	1,161	1,288	557	201	Less than 4.0 percent.....	79	...	40	...	39	...
NUMBER OF MORTGAGES ON PROPERTY							4.0 percent.....	478	...	16	333	21	108
Two mortgages.....	17,138	4,777	4,991	3,400	1,394	2,580	4.1 to 4.5 percent.....	1,615	476	589	437	82	29
Three mortgages or more.....	325	...	18	161	78	70	4.6 to 5.0 percent.....	2,145	278	624	855	274	114
							5.1 to 6.0 percent.....	2,810	313	902	1,134	370	94
							6.1 percent or more.....	525	...	...	20	...	505

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 11.—PROPERTY AND MORTGAGE CHARACTERISTICS, BY TOTAL JUNIOR MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE, FOR THE UNITED STATES: 1950

[Number of properties with two mortgages or more, the first of which was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Total junior mortgage loan on property as percent of purchase price					Subject	Total	Total junior mortgage loan on property as percent of purchase price					
		Less than 10 per-cent	10 to 19 per-cent	20 to 29 per-cent	30 to 39 per-cent	40 per-cent or more			Less than 10 per-cent	10 to 19 per-cent	20 to 29 per-cent	30 to 39 per-cent	40 per-cent or more	
Total properties.....	19,748	3,977	4,951	5,009	2,096	3,719	INTEREST RATE ON SECOND MORTGAGE							
PURCHASE PRICE														
Total properties.....	19,748	3,977	4,951	5,009	2,096	3,719	Total properties.....	19,745	3,978	4,944	5,015	2,095	3,719	
Less than \$6,000.....	2,836	205	399	992	562	678	Less than 4.0 percent.....	401	20	97	76	12	197	
\$6,000 to \$9,999.....	5,905	813	1,727	1,069	1,087	1,202	4.0 percent.....	2,702	744	1,084	567	60	250	
\$10,000 or more.....	11,007	2,959	2,825	2,948	447	1,839	4.1 to 5.0 percent.....	5,667	801	1,344	1,759	617	1,145	
Median purchase price.....dollars..	10,000+	...	10,000+	10,000+	...	...	5.1 to 6.0 percent.....	8,933	777	2,298	2,470	1,372	2,018	
Properties acquired in 1949 to 1950.....	7,651	1,183	2,312	2,144	295	1,717	6.1 percent or more.....	2,042	1,636	121	143	34	109	
Less than \$6,000.....	972	193	89	598	62	30	Median interest rate.....percent..	6.0	...	5.0	6.0	...	...	
\$6,000 to \$9,999.....	2,580	182	789	483	134	987	Properties acquired in 1949 to 1950.....	7,649	1,183	2,311	2,144	295	1,715	
\$10,000 or more.....	4,099	808	1,434	1,063	99	700	Less than 4.0 percent.....	26	20	...	6	...	...	
NUMBER OF MORTGAGES ON PROPERTY														
Two mortgages.....	19,418	3,965	4,835	4,878	2,095	3,648	4.0 to 5.0 percent.....	1,494	551	698	29	...	218	
Three mortgages or more.....	325	12	114	131	...	70	4.1 to 5.0 percent.....	1,874	195	505	650	26	495	
							5.1 to 6.0 percent.....	4,156	405	1,108	1,406	235	1,002	
							6.1 percent or more.....	99	12	...	53	34	...	

Table 11a.—PROPERTIES WITH CONVENTIONAL SECOND MORTGAGE: PROPERTY AND MORTGAGE CHARACTERISTICS, BY TOTAL JUNIOR MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE, FOR THE UNITED STATES: 1950

[Number of properties with two mortgages or more, the first of which was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Total junior mortgage loan on property as percent of purchase price					Subject	Total	Total junior mortgage loan on property as percent of purchase price				
		Less than 10 per-cent	10 to 19 per-cent	20 to 29 per-cent	30 to 39 per-cent	40 per-cent or more			Less than 10 per-cent	10 to 19 per-cent	20 to 29 per-cent	30 to 39 per-cent	40 per-cent or more
Total properties.....	18,317	3,528	4,154	4,823	2,096	3,719	INTEREST RATE ON SECOND MORTGAGE						
PURCHASE PRICE													
Less than \$6,000.....	2,836	205	399	992	562	678	Less than 4.0 percent.....	401	20	97	76	12	197
\$6,000 to \$7,999.....	2,970	422	862	652	488	546	4.0 percent.....	1,271	295	288	380	60	250
\$8,000 to \$9,999.....	2,568	380	599	327	599	656	4.1 to 5.0 percent.....	5,667	801	1,344	1,759	617	1,145
\$10,000 or more.....	9,943	2,521	2,294	2,852	447	1,839	5.1 to 6.0 percent.....	8,933	777	2,298	2,470	1,372	2,018
Median purchase price.....dollars..	10,000+	...	...	10,000+	...	...	6.1 percent or more.....	2,042	1,636	121	143	34	109
Properties acquired in 1949 to 1950.....	7,651	1,183	2,312	2,144	295	1,717	Median interest rate.....percent..	6.0	...	...	6.0	...	...
Less than \$6,000.....	972	193	89	598	62	30							
\$6,000 to \$7,999.....	2,580	182	789	483	134	987							
\$8,000 to \$9,999.....	2,568	380	599	327	599	656							
\$10,000 or more.....	4,099	808	1,434	1,063	99	700							
NUMBER OF MORTGAGES ON PROPERTY													
Two mortgages.....	17,987	3,516	4,039	4,691	2,095	3,648							
Three mortgages or more.....	325	12	114	131	...	70							

RESIDENTIAL FINANCING

Table 12.—FINANCIAL CHARACTERISTICS, BY NEW AND PREVIOUSLY OCCUPIED STRUCTURE, BY YEAR ACQUIRED, FOR THE UNITED STATES: 1950

[Number of properties on which existing first mortgage was made or assumed at time of acquisition. Median not shown where number of sample cases reported is less than 100]

Subject	New structure					Previously occupied structure				
	Total	Year acquired <sup>1</sup>				Total	Year acquired <sup>1</sup>			
		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total properties.....	32,275	10,703	16,536	2,931	2,115	170,860	59,959	71,311	23,331	16,281
<b>PURCHASE PRICE</b>										
Less than \$3,000.....	1,287	459	819	9	...	14,204	4,632	4,684	2,922	1,967
\$3,000 to \$3,999.....	1,538	751	760	...	28	14,588	4,687	4,618	2,555	2,728
\$4,000 to \$4,999.....	1,246	585	513	99	49	13,549	3,534	5,566	3,227	1,223
\$5,000 to \$5,999.....	928	124	84	476	246	16,977	5,931	7,597	2,393	1,060
\$6,000 to \$6,999.....	751	225	279	174	74	14,438	5,415	6,471	1,494	1,061
\$7,000 to \$7,999.....	2,029	857	793	209	171	14,563	4,114	6,812	2,252	1,387
\$8,000 to \$9,999.....	3,798	744	2,183	799	71	21,182	7,329	10,073	2,151	1,633
\$10,000 to \$11,999.....	4,154	1,628	2,090	241	200	17,814	7,362	7,770	1,370	1,313
\$12,000 to \$14,999.....	5,211	1,818	2,470	531	392	15,461	5,603	6,246	2,677	935
\$15,000 to \$19,999.....	5,060	1,789	2,981	48	242	11,727	5,165	4,855	951	758
\$20,000 or more.....	5,367	1,500	3,341	104	425	9,159	4,156	4,229	489	288
Property not acquired by purchase.....	65	53	...	...	12	3,545	1,289	777	242	1,237
Not reported.....	841	170	223	241	205	3,653	742	1,613	608	691
Median purchase price.....dollars..	11,900	11,700	12,200	...	...	7,500	8,100	7,800	6,000	6,100
<b>FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>										
Less than 50 percent.....	6,523	2,460	3,137	93	834	40,338	12,784	17,682	5,937	3,934
50 to 59 percent.....	4,489	1,641	2,714	83	52	25,144	9,360	11,174	2,723	1,887
60 to 64 percent.....	2,672	800	1,178	363	334	14,750	5,453	6,766	1,713	819
65 to 69 percent.....	1,965	773	881	71	240	13,314	4,453	5,883	2,090	888
70 to 74 percent.....	1,927	631	1,082	97	116	12,675	4,909	4,564	2,148	1,055
75 to 79 percent.....	2,158	1,098	863	157	42	13,016	5,621	4,405	2,258	733
80 to 84 percent.....	5,502	1,455	3,063	774	210	18,785	6,653	7,792	2,640	1,703
90 to 99 percent.....	2,907	1,116	1,070	655	69	10,780	3,392	4,324	1,830	1,238
100 percent or more.....	3,230	507	2,325	398	...	14,794	5,236	6,330	1,131	2,097
Purchase price not reported or property not acquired by purchase.....	906	223	223	241	217	7,386	2,031	2,578	850	1,927
Median percent.....	70	67	71	...	...	66	66	64	67	68
<b>TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>										
Less than 50 percent.....	5,581	2,341	2,481	55	706	34,137	9,982	14,761	5,582	3,812
50 to 59 percent.....	4,456	1,477	2,844	83	52	23,794	8,957	10,436	2,699	1,700
60 to 64 percent.....	2,437	613	1,400	401	24	14,821	5,242	7,052	1,716	812
65 to 69 percent.....	1,806	681	855	71	201	13,251	4,421	5,952	1,920	959
70 to 74 percent.....	1,813	627	974	97	116	12,980	4,741	4,963	2,224	1,055
75 to 79 percent.....	2,627	1,256	1,132	157	81	13,367	6,064	4,304	2,177	823
80 to 84 percent.....	2,724	918	1,293	208	304	12,976	4,821	5,771	1,481	904
85 to 89 percent.....	2,909	729	1,568	584	28	9,474	4,144	3,376	1,136	819
90 to 99 percent.....	3,202	1,321	1,231	584	69	12,054	3,959	5,063	1,995	1,040
100 percent or more.....	3,820	519	2,534	451	316	16,738	5,530	7,223	1,555	2,431
Purchase price not reported or property not acquired by purchase.....	906	223	223	241	217	7,380	2,031	2,594	828	1,927
Median percent.....	74	71	73	...	...	68	70	67	68	69
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>3</sup></b>										
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..	18,503	975	13,184	2,701	1,646	95,743	15,792	52,411	18,299	9,244
Less than 30 percent.....	1,664	111	816	457	280	12,262	929	4,107	3,579	3,648
30 to 39 percent.....	3,441	195	2,117	885	246	13,942	1,792	5,968	3,689	2,495
40 to 49 percent.....	4,553	236	3,261	719	336	15,749	2,623	8,972	2,920	1,234
50 to 59 percent.....	2,988	45	2,415	490	39	11,330	2,403	6,821	1,969	137
60 to 69 percent.....	1,559	166	976	112	306	13,297	3,783	7,105	1,608	801
70 to 79 percent.....	689	8	680	...	...	6,878	1,224	4,420	1,006	226
80 to 99 percent.....	1,111	200	577	38	316	10,689	1,370	7,020	2,204	96
100 or more.....	2,498	14	2,362	...	123	11,596	1,668	7,998	1,324	607
Median percent.....	49	...	52	...	...	55	60	60	46	34

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.

<sup>2</sup> Data for 1950 are for part of the year only.

<sup>3</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 12a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: FINANCIAL CHARACTERISTICS, BY NEW AND PREVIOUSLY OCCUPIED STRUCTURE, BY YEAR ACQUIRED, FOR THE UNITED STATES: 1950

[Number of properties on which existing first mortgage was made or assumed at time of acquisition. Median not shown where number of sample cases reported is less than 100]

Subject	New structure					Previously occupied structure				
	Total	Year acquired <sup>1</sup>				Total	Year acquired <sup>1</sup>			
		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total properties.....	19,372	7,300	9,638	650	1,790	150,582	52,726	59,655	22,169	16,046
PURCHASE PRICE										
Less than \$3,000.....	1,024	459	556	9	...	13,976	4,620	4,468	2,922	1,967
\$3,000 to \$3,999.....	1,538	751	760	...	28	14,262	4,678	4,301	2,555	2,728
\$4,000 to \$4,999.....	1,223	585	501	88	49	12,257	3,434	4,478	3,122	1,223
\$5,000 to \$5,999.....	453	110	84	217	43	14,274	5,442	5,559	2,284	990
\$6,000 to \$6,999.....	608	225	279	102	3	12,577	4,968	5,259	1,417	935
\$7,000 to \$7,999.....	1,817	857	790	...	171	12,268	3,486	5,224	2,212	1,348
\$8,000 to \$8,999.....	2,251	563	1,589	27	71	17,776	6,000	8,428	1,719	1,633
\$10,000 to \$11,999.....	1,607	781	598	30	200	14,808	5,605	6,650	1,240	1,313
\$12,000 to \$14,999.....	1,605	693	458	62	392	13,550	4,655	5,406	2,554	935
\$15,000 to \$19,999.....	2,650	1,157	1,279	23	191	9,720	4,341	3,671	951	758
\$20,000 or more.....	4,141	977	2,649	92	425	8,370	3,632	4,016	436	288
Property not acquired by purchase.....	65	53	...	...	12	3,545	1,289	777	242	1,237
Not reported.....	390	89	95	...	205	3,199	576	1,418	515	691
Median purchase price.....dollars..	10,400	10,000	10,500	...	...	7,300	7,600	7,800	5,900	6,100
FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE										
Less than 50 percent.....	6,036	2,399	2,784	81	772	39,829	12,654	17,394	5,846	3,934
50 to 59 percent.....	3,761	1,159	2,468	83	52	24,092	8,786	10,711	2,709	1,887
60 to 64 percent.....	2,373	653	1,166	223	334	13,728	5,038	6,380	1,492	819
65 to 69 percent.....	1,604	596	722	46	240	11,989	3,957	5,257	2,013	762
70 to 74 percent.....	1,057	169	727	97	63	10,677	3,827	3,869	1,966	1,016
75 to 79 percent.....	1,070	707	285	45	35	10,117	4,243	2,968	2,243	663
80 to 89 percent.....	1,821	805	938	18	60	14,222	4,767	5,313	2,440	1,703
90 to 99 percent.....	585	449	71	50	16	7,503	2,873	1,708	1,688	1,238
100 percent or more.....	613	222	382	9	...	11,612	4,650	3,861	1,004	2,097
Purchase price not reported or property not acquired by purchase.....	455	142	95	...	217	6,932	1,865	2,383	757	1,927
Median percent.....	59	60	58	...	...	63	64	60	67	68
TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE										
Less than 50 percent.....	5,275	2,280	2,309	43	644	33,648	9,852	14,493	5,491	3,812
50 to 59 percent.....	3,547	995	2,417	83	52	22,802	8,399	10,017	2,685	1,700
60 to 64 percent.....	2,110	466	1,361	261	24	13,816	4,844	6,666	1,495	812
65 to 69 percent.....	1,513	544	723	46	201	12,212	3,988	5,549	1,843	833
70 to 74 percent.....	1,167	266	741	97	63	11,472	4,136	4,281	2,042	1,016
75 to 79 percent.....	1,440	837	483	45	74	10,813	4,797	3,092	2,171	753
80 to 89 percent.....	2,064	913	950	18	182	17,042	6,577	6,325	2,416	1,723
90 to 99 percent.....	772	636	71	50	16	8,663	3,364	2,409	1,853	1,040
100 percent or more.....	1,034	222	487	9	316	13,298	4,838	4,611	1,419	2,431
Purchase price not reported or property not acquired by purchase.....	455	142	95	...	217	6,926	1,865	2,399	735	1,927
Median percent.....	62	63	60	...	...	66	68	63	68	69
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>3</sup>										
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..	9,669	405	7,323	621	1,321	83,341	13,438	43,735	17,161	9,009
Less than 30 percent.....	772	111	583	63	15	11,783	852	3,801	3,483	3,648
30 to 39 percent.....	997	66	722	23	186	12,296	1,546	5,307	3,012	2,432
40 to 49 percent.....	1,648	...	933	379	336	11,973	1,766	6,419	2,665	1,125
50 to 59 percent.....	1,311	23	1,179	71	39	9,290	2,062	3,198	1,893	137
60 to 79 percent.....	1,744	25	1,365	47	306	17,485	4,430	9,447	2,580	1,027
80 to 99 percent.....	1,091	180	557	38	316	10,179	1,284	6,596	2,204	96
100 percent or more.....	2,106	...	1,984	...	123	10,333	1,498	6,967	1,324	544
Median percent.....	61	...	63	...	...	56	61	62	48	34

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.

<sup>2</sup> Data for 1950 are for part of the year only.

<sup>3</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

RESIDENTIAL FINANCING

Table 13.—MORTGAGE CHARACTERISTICS, BY PURCHASE PRICE OF PROPERTY, FOR THE UNITED STATES: 1950

[Number of properties on which the existing first mortgage was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Purchase price of property						
		Less than \$4,000	\$4,000 to \$5,999	\$6,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$11,999	\$12,000 to \$14,999	\$15,000 or more
Total properties.....	195,112	31,664	32,701	31,784	24,986	21,976	20,678	31,331
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>								
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..	110,395	15,617	19,068	18,229	14,966	11,562	12,922	18,044
Less than 30 percent.....	12,859	3,071	1,944	1,916	2,185	633	1,235	1,877
30 to 39 percent.....	16,227	2,416	2,911	2,418	2,636	1,660	1,765	2,422
40 to 49 percent.....	19,869	2,195	4,147	3,079	2,034	2,447	2,512	3,457
50 to 59 percent.....	13,824	963	2,339	2,112	2,521	1,317	1,722	2,851
60 to 69 percent.....	14,723	2,721	2,592	2,689	2,533	1,226	1,508	1,457
70 to 79 percent.....	7,339	831	892	1,643	595	531	920	1,928
80 to 99 percent.....	11,602	1,174	1,806	2,045	1,498	1,077	2,172	1,631
100 percent or more.....	13,952	2,246	2,437	2,321	964	2,671	1,088	2,221
Median percent.....	55	51	52	58	52	58	56	54
Properties with first mortgage only.....	175,354	30,077	31,452	28,608	22,257	19,254	17,133	26,586
<b>FIRST MORTGAGE LOAN</b>								
Total properties.....	175,354	30,077	31,452	28,608	22,257	19,254	17,133	26,586
Less than \$2,000.....	15,938	12,727	2,342	648	179	8	33	...
\$2,000 to \$2,999.....	23,693	11,913	6,731	2,865	1,596	240	290	61
\$3,000 to \$3,999.....	24,386	5,009	10,287	5,990	1,524	990	451	133
\$4,000 to \$4,999.....	23,891	165	7,979	6,922	4,290	2,898	751	885
\$5,000 to \$5,999.....	17,637	263	4,040	6,481	3,565	1,703	797	789
\$6,000 to \$6,999.....	14,366	...	73	3,650	4,871	2,914	1,821	1,038
\$7,000 to \$7,999.....	12,053	...	...	1,642	3,288	3,167	2,445	1,513
\$8,000 to \$8,999.....	8,457	...	...	356	1,950	2,402	2,039	1,713
\$9,000 to \$9,999.....	7,577	...	...	54	854	1,902	3,103	1,667
\$10,000 to \$11,999.....	11,471	...	...	...	140	2,942	2,902	5,491
\$12,000 to \$14,999.....	10,009	...	...	...	...	88	2,501	7,423
\$15,000 or more.....	5,876	...	...	...	...	...	...	5,873
Median loan.....dollars..	4,900	2,100	3,600	4,600	5,900	7,200	8,900	12,000
Properties acquired in 1949 to 1950.....	60,759	9,992	9,741	9,299	6,805	7,511	6,702	10,718
Less than \$2,000.....	5,279	4,320	650	166	110	...	33	...
\$2,000 to \$2,999.....	8,259	4,129	2,850	735	208	61	235	43
\$3,000 to \$3,999.....	7,817	1,499	2,965	2,117	390	566	193	86
\$4,000 to \$4,999.....	6,858	44	1,838	2,275	1,266	1,043	191	201
\$5,000 to \$5,999.....	6,083	...	1,430	2,454	1,106	428	426	239
\$6,000 to \$6,999.....	4,430	...	8	955	1,525	924	591	428
\$7,000 to \$7,999.....	4,600	...	...	393	1,421	1,297	776	715
\$8,000 to \$8,999.....	3,893	...	...	204	770	1,753	613	555
\$9,000 to \$9,999.....	2,772	...	...	...	9	445	1,667	652
\$10,000 to \$11,999.....	4,946	...	...	...	...	994	1,232	2,723
\$12,000 or more.....	5,822	...	...	...	...	...	745	5,076
Median loan.....dollars..	5,300	2,100	3,400	4,700	6,200	7,500	9,100	11,600
New structures.....	9,524	1,201	698	998	701	1,500	1,603	2,829
Less than \$4,000.....	2,351	1,201	568	326	154	26	29	47
\$4,000 to \$9,999.....	3,471	...	130	672	547	972	640	512
\$10,000 to \$11,999.....	1,639	...	...	...	...	502	524	611
\$12,000 or more.....	2,067	...	...	...	...	...	410	1,659
Properties with two mortgages or more.....	19,758	1,587	1,249	3,176	2,729	2,722	3,545	4,745
<b>TOTAL MORTGAGE LOAN ON PROPERTY</b>								
Total properties.....	19,758	1,587	1,249	3,176	2,729	2,722	3,545	4,745
Less than \$4,000.....	2,154	1,284	558	311	...	...	...	...
\$4,000 to \$5,999.....	4,956	251	628	1,530	529	251	1,767	...
\$6,000 to \$9,999.....	6,634	52	...	1,131	2,156	1,746	844	708
\$10,000 or more.....	6,014	...	63	204	44	725	934	4,037
Median loan.....dollars..	7,200	...	...	...	...	...	...	10,000+
Properties acquired in 1949 to 1950.....	7,658	538	433	1,310	1,270	1,483	720	1,898
Less than \$4,000.....	811	538	205	68	...	...	...	...
\$4,000 to \$9,999.....	4,454	...	228	1,242	1,270	1,278	103	334
\$10,000 or more.....	2,393	...	...	...	...	205	617	1,564
<b>TOTAL JUNIOR MORTGAGE LOAN ON PROPERTY</b>								
Total properties.....	19,746	1,586	1,249	3,177	2,729	2,715	3,543	4,746
Less than \$1,000.....	2,024	499	251	491	405	243	11	124
\$1,000 to \$1,999.....	6,116	173	821	1,335	807	460	2,338	182
\$2,000 to \$2,999.....	4,032	863	88	582	311	1,170	354	665
\$3,000 to \$3,999.....	3,467	39	26	365	1,050	235	508	1,045
\$4,000 or more.....	4,107	12	63	204	156	607	334	2,730
Median loan.....dollars..	2,400	...	...	...	...	...	...	4,000+
Properties acquired in 1949 to 1950.....	7,681	538	433	1,311	1,312	1,464	746	1,878
Less than \$2,000.....	2,881	45	403	829	528	489	401	185
\$2,000 to \$3,999.....	3,215	493	30	482	672	777	252	511
\$4,000 or more.....	1,585	...	...	...	112	198	93	1,182

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 13a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: MORTGAGE CHARACTERISTICS, BY PURCHASE PRICE OF PROPERTY, FOR THE UNITED STATES: 1950—Con.

[Number of properties on which the existing first mortgage was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Purchase price of property						
		Less than \$4,000	\$4,000 to \$5,999	\$6,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$11,999	\$12,000 to \$14,000	\$15,000 or more
Total properties.....	162,825	30,846	28,208	27,273	20,030	16,422	15,158	24,892
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>								
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year—Number reporting rental receipts.....	89,553	15,047	16,711	14,838	11,528	8,479	9,309	13,646
Less than 30 percent.....	11,488	3,008	1,794	1,722	2,171	486	709	1,599
30 to 39 percent.....	12,257	2,388	2,498	2,036	1,772	1,145	1,286	1,131
40 to 49 percent.....	13,237	2,195	3,078	2,062	1,331	980	1,574	2,020
50 to 59 percent.....	10,237	963	2,021	1,660	1,534	794	853	2,411
60 to 79 percent.....	18,911	3,449	3,276	3,479	2,617	1,519	1,986	2,586
80 to 99 percent.....	11,125	1,113	1,773	1,968	1,327	994	2,172	1,781
100 percent or more.....	12,297	1,931	2,271	1,911	776	2,561	729	2,118
Median percent.....	58	50	55	60	53	68	62	59
Properties with first mortgage only.....	145,348	29,311	26,959	24,465	17,655	13,907	12,266	20,795
<b>FIRST MORTGAGE LOAN</b>								
Total properties.....	145,348	29,311	26,959	24,465	17,655	13,907	12,266	20,795
Less than \$2,000.....	15,926	12,715	2,342	648	179	8	33	...
\$2,000 to \$2,999.....	23,170	11,600	6,721	2,756	1,533	240	290	33
\$3,000 to \$3,999.....	23,416	4,831	9,552	5,934	1,524	990	451	133
\$4,000 to \$4,999.....	21,569	165	6,402	6,277	4,192	2,498	751	885
\$5,000 to \$5,999.....	13,612	...	2,059	5,231	3,163	1,593	797	769
\$6,000 to \$6,999.....	11,608	...	8	2,376	3,956	2,540	1,717	1,012
\$7,000 to \$7,999.....	8,746	...	...	860	1,368	2,928	2,214	1,378
\$8,000 to \$9,999.....	11,271	...	...	258	1,600	1,930	4,282	3,204
\$10,000 to \$14,999.....	11,396	...	...	...	140	780	1,731	8,750
\$15,000 or more.....	4,634	...	...	...	...	...	...	4,631
Median loan.....dollars..	4,400	2,100	3,400	4,400	5,400	6,400	7,900	11,100
Properties acquired in 1949 to 1950.....	51,368	9,971	9,139	8,258	5,474	4,988	5,093	8,451
Less than \$4,000.....	21,013	9,927	6,277	2,913	708	627	461	101
\$4,000 to \$5,999.....	11,713	44	2,854	4,166	2,232	1,380	617	420
\$6,000 to \$7,999.....	7,361	...	8	975	1,925	1,946	1,367	1,143
\$8,000 to \$9,999.....	4,679	...	...	204	609	892	1,877	1,119
\$10,000 to \$11,999.....	2,706	...	...	...	...	143	564	2,001
\$12,000 or more.....	3,896	...	...	...	...	...	227	3,667
Median loan.....dollars..	4,700	2,100	3,300	4,500	5,800	6,600	8,100	11,100
New structures.....	6,372	1,201	684	998	520	672	605	1,696
Less than \$4,000.....	2,351	1,201	568	326	154	26	29	47
\$4,000 to \$9,999.....	2,709	...	116	672	366	635	518	404
\$10,000 or more.....	1,312	...	...	...	...	11	58	1,245
Properties with two mortgages or more.....	17,477	1,535	1,249	2,808	2,375	2,515	2,892	4,097
<b>TOTAL MORTGAGE LOAN ON PROPERTY</b>								
Total properties.....	17,477	1,535	1,249	2,808	2,375	2,515	2,892	4,097
Less than \$4,000.....	2,154	1,284	558	311	...	...	...	...
\$4,000 to \$5,999.....	4,878	291	628	1,452	529	251	1,767	...
\$6,000 to \$7,999.....	3,609	...	...	732	1,219	889	404	365
\$8,000 to \$9,999.....	2,085	...	...	109	627	757	251	343
\$10,000 or more.....	4,751	...	63	204	...	618	470	3,389
Properties acquired in 1949 to 1950.....	6,659	538	433	1,275	1,091	1,403	256	1,657
Less than \$6,000.....	2,096	538	433	821	144	160	...	...
\$6,000 to \$9,999.....	2,867	...	...	454	947	1,038	95	334
\$10,000 or more.....	1,696	...	...	...	...	205	161	1,323
<b>TOTAL JUNIOR MORTGAGE LOAN ON PROPERTY</b>								
Total properties.....	17,463	1,534	1,249	2,808	2,375	2,508	2,892	4,099
Less than \$1,000.....	1,775	499	251	292	394	204	11	124
\$1,000 to \$1,999.....	5,100	173	821	1,189	519	401	1,888	109
\$2,000 to \$2,999.....	3,419	823	88	558	300	1,134	151	366
\$3,000 to \$3,999.....	3,138	39	26	565	1,050	182	508	770
\$4,000 or more.....	4,031	...	63	204	112	587	334	2,730
Properties acquired in 1949 to 1950.....	6,682	538	433	1,276	1,133	1,384	282	1,638
Less than \$2,000.....	2,307	45	403	360	409	777	132	156
\$2,000 to \$3,999.....	2,790	473	30	474	661	198	57	300
\$4,000 or more.....	1,585	...	...	...	112	...	93	1,182

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

RESIDENTIAL FINANCING

Table 14a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: TYPE OF OWNER, AND PROPERTY AND MORTGAGE CHARACTERISTICS, BY MARKET VALUE OF PROPERTY, FOR THE UNITED STATES: 1950

[Number of mortgaged properties for which market value was reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Market value of property							
		Less than \$4,000	\$4,000 to \$5,999	\$6,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$11,999	\$12,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more
Total properties.....	274,823	25,341	35,501	49,758	35,343	34,018	33,129	32,383	29,350
TYPE OF OWNER									
Individuals.....	258,259	24,516	34,164	47,274	33,340	31,810	31,782	29,818	25,555
Partnership.....	7,849	611	860	1,209	1,065	1,177	566	754	1,605
Corporation.....	8,715	214	477	1,275	938	1,031	781	1,811	2,190
YEAR STRUCTURE BUILT <sup>1</sup>									
1949 to 1950 (part).....	10,809	689	1,288	1,066	1,487	1,083	1,181	2,124	1,893
1946 to 1948.....	18,582	1,798	2,950	1,966	2,319	1,450	1,342	1,865	4,893
1942 to 1945.....	8,174	1,341	468	673	825	685	505	2,324	1,353
1940 to 1941.....	4,993	510	842	594	220	387	678	736	1,028
1930 to 1939.....	27,656	2,490	2,699	3,858	3,390	4,153	3,099	3,916	4,053
1920 to 1929.....	50,391	2,408	4,442	8,640	5,847	6,815	9,591	7,386	5,263
1919 or earlier.....	145,757	15,427	21,631	31,424	19,931	18,134	15,909	13,034	10,267
Not reported.....	8,459	679	1,180	1,539	1,323	1,312	822	999	604
TOTAL OUTSTANDING DEBT ON PROPERTY AS PERCENT OF MARKET VALUE									
Total properties.....	274,825	25,347	35,503	49,762	35,346	34,021	33,130	32,388	29,354
Less than 20 percent.....	54,689	4,046	7,236	8,760	5,711	6,139	7,189	8,862	6,751
20 to 39 percent.....	94,203	6,867	10,654	16,331	13,360	13,216	12,662	10,143	10,976
40 to 59 percent.....	79,019	7,185	9,198	16,425	10,246	9,282	8,798	9,348	8,543
60 to 69 percent.....	20,514	2,523	3,243	3,945	2,908	2,323	2,025	2,102	1,450
70 to 79 percent.....	12,318	1,520	2,068	2,428	1,495	1,296	1,392	776	1,341
80 to 89 percent.....	7,641	1,506	1,463	1,007	1,099	1,047	768	505	250
90 to 99 percent.....	1,861	198	820	214	76	367	99	79	9
100 percent or more.....	4,580	1,502	821	652	451	351	197	573	34
Median percent.....	38	45	40	40	38	36	35	34	34
Properties with fully amortized first mortgage loan.....									
Total properties.....	183,344	18,159	24,767	33,072	24,664	23,482	20,754	18,941	19,515
Less than 20 percent.....	33,604	3,267	4,590	5,569	3,837	3,843	4,320	4,238	3,941
20 to 39 percent.....	58,725	4,601	7,182	10,120	8,912	8,700	6,883	5,476	6,853
40 to 59 percent.....	57,457	4,832	6,901	11,890	7,717	6,762	6,017	6,627	6,715
60 to 69 percent.....	15,546	1,938	2,775	2,951	2,043	1,773	1,304	1,600	1,165
70 to 79 percent.....	9,287	1,181	1,339	1,940	1,010	1,170	1,219	766	660
80 to 89 percent.....	4,935	1,094	861	419	781	810	727	102	142
90 to 99 percent.....	1,380	143	749	91	54	165	99	71	9
100 percent or more.....	2,410	1,103	370	92	310	259	185	61	30
Median percent.....	40	45	42	41	39	38	38	39	37
Properties with partially amortized first mortgage loan.....									
Total properties.....	36,760	894	2,552	6,472	3,753	5,025	5,584	7,726	4,757
Less than 20 percent.....	7,409	43	323	672	512	716	1,365	2,472	1,307
20 to 39 percent.....	14,831	219	745	3,397	1,770	2,356	2,213	2,327	1,804
40 to 59 percent.....	9,175	369	625	1,411	1,270	1,148	1,545	1,872	936
60 to 79 percent.....	3,309	208	413	575	160	508	449	291	706
80 percent or more.....	2,036	55	446	417	41	297	12	764	4
Median percent.....	35	...	...	35	...	35	33	32	...
Properties with nonamortized first mortgage loan.....									
Total properties.....	22,559	2,950	3,236	3,487	3,003	2,290	2,663	2,549	2,388
Less than 20 percent.....	5,724	460	747	782	856	881	518	851	631
20 to 39 percent.....	8,469	1,057	1,130	762	899	924	1,265	1,217	1,216
40 to 59 percent.....	4,695	587	859	1,017	740	325	480	364	324
60 to 79 percent.....	2,165	467	224	510	286	112	359	98	109
80 percent or more.....	1,506	379	276	416	222	48	41	19	108
Properties with first mortgage loan on demand.....									
Total properties.....	32,162	3,344	4,984	6,731	3,926	3,224	4,129	3,172	2,694
Less than 20 percent.....	7,952	276	1,576	1,737	506	699	986	1,301	872
20 to 39 percent.....	12,178	990	1,597	2,052	1,779	1,236	2,301	1,123	1,103
40 to 59 percent.....	7,692	1,397	813	2,107	519	1,047	756	485	568
60 to 79 percent.....	2,525	249	560	397	904	56	86	123	151
80 percent or more.....	1,815	432	402	438	218	186	...	140	...
Median percent.....	33	...	31	36	...	...	...	...	...
ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY									
Properties with both interest and principal in first mortgage payments.....									
Total properties.....	231,090	19,775	28,705	42,315	29,194	29,897	27,875	28,124	25,217
Less than \$480.....	87,754	15,863	18,546	20,224	10,949	8,925	8,362	3,348	1,537
\$480 to \$599.....	31,627	1,265	4,177	9,776	5,675	4,411	3,785	1,728	812
\$600 to \$719.....	30,440	1,032	3,429	5,877	5,212	4,908	3,590	4,547	1,847
\$720 to \$839.....	19,434	181	1,465	3,656	3,090	3,377	2,816	3,373	1,406
\$840 to \$959.....	12,558	392	268	1,006	1,270	2,398	2,260	2,486	2,480
\$960 to \$1,199.....	15,676	76	666	955	1,008	2,194	3,469	4,478	2,832
\$1,200 to \$1,499.....	16,154	551	129	708	1,536	2,601	2,062	3,630	4,936
\$1,500 to \$2,399.....	13,177	357	25	113	242	916	1,114	3,761	6,652
\$2,400 or more.....	4,270	58	...	...	212	167	347	773	2,715
Median payment.....dollars.....	579	293	365	485	551	633	654	685	1,297

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.

RENTAL PROPERTIES WITH 2 TO 4 UNITS

Table 14a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: TYPE OF OWNER, AND PROPERTY AND MORTGAGE CHARACTERISTICS, BY MARKET VALUE OF PROPERTY, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties for which market value was reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Market value of property								
		Less than \$4,000	\$4,000 to \$5,999	\$6,000 to \$7,999	\$8,000 to \$9,999	\$10,000 to \$11,999	\$12,000 to \$14,999	\$15,000 to \$19,999	\$20,000 or more	
Properties with 90 percent or more of dwelling units in rental market for entire year, with rental receipts <sup>1</sup> reported.....	191,061	15,874	23,491	37,263	23,701	23,497	24,917	21,069	21,256	
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup> LESS REAL ESTATE TAXES										
Properties with both interest and principal in first mortgage payments.....	156,302	11,747	18,240	30,959	18,827	19,998	20,629	18,244	17,664	
Less 30 percent.....	13,424	1,090	1,876	2,238	1,133	2,324	2,537	866	1,359	
30 to 39 percent.....	17,383	1,191	2,075	3,397	2,832	2,380	2,061	1,311	2,135	
40 to 49 percent.....	22,310	1,489	2,215	6,869	2,331	2,309	2,838	2,613	1,647	
50 to 59 percent.....	19,015	866	977	4,737	2,458	2,544	2,723	2,111	2,601	
60 to 69 percent.....	15,719	878	3,329	2,065	2,567	1,966	1,814	1,542	1,558	
70 to 79 percent.....	15,350	1,047	1,241	3,668	1,285	1,613	1,855	2,621	2,023	
80 to 89 percent.....	12,878	708	1,509	1,428	2,325	1,465	1,479	2,962	1,003	
90 to 99 percent.....	18,266	2,692	2,115	3,405	1,610	2,684	2,289	1,766	1,705	
100 percent or more.....	20,835	1,665	2,691	2,979	2,223	2,580	2,829	2,383	3,485	
Taxes not reported.....	1,122	121	212	173	63	133	204	69	148	
Median percent.....	63	73	66	56	62	62	60	72	67	
REAL ESTATE TAXES PER \$1,000 OF MARKET VALUE										
Less than \$2.50.....	6,553	1,524	1,011	888	938	710	458	402	625	
\$2.50 to \$4.99.....	9,110	...	1,028	1,112	1,464	1,565	665	1,951	1,320	
\$5.00 to \$7.49.....	14,399	858	1,978	3,049	1,679	896	2,246	1,691	2,002	
\$7.50 to \$9.99.....	14,904	1,379	1,819	1,890	1,956	2,266	1,095	2,028	2,474	
\$10.00 to \$12.49.....	30,717	2,016	2,450	7,787	3,307	4,818	3,669	3,383	3,289	
\$12.50 to \$14.99.....	17,838	1,176	989	3,590	3,125	1,130	2,797	2,002	3,028	
\$15.00 to \$17.49.....	19,704	793	1,904	4,234	1,684	2,790	4,032	1,795	2,511	
\$17.50 to \$19.99.....	9,024	128	1,053	1,131	1,582	878	790	1,778	1,684	
\$20.00 to \$24.99.....	26,527	2,242	3,510	4,195	3,352	3,999	4,459	2,988	1,784	
\$25.00 or more.....	38,864	5,124	6,855	8,891	4,527	4,326	4,198	2,919	2,026	
Taxes not payable in 1949.....	490	90	38	97	24	26	16	49	150	
Taxes not reported.....	2,931	544	856	399	63	133	492	83	363	
Median taxes.....dollars..	15.04	17.10	17.78	15.04	14.47	15.26	15.79	13.77	13.05	
REAL ESTATE TAXES PER DWELLING UNIT										
Properties with at least 90 percent of their revenue from residential units.....	172,287	15,491	22,007	34,529	22,680	21,773	22,358	18,433	15,019	
Less than \$20.....	14,311	5,521	2,878	2,626	1,793	800	426	166	59	
\$20 to \$39.....	37,180	5,795	8,518	9,085	4,084	3,246	2,727	3,008	716	
\$40 to \$59.....	38,812	1,985	4,152	11,549	6,383	5,883	4,150	2,954	1,756	
\$60 to \$79.....	25,371	943	2,436	4,253	4,563	4,269	4,428	2,695	1,806	
\$80 to \$99.....	18,882	342	1,676	2,638	2,829	2,427	3,073	2,983	2,714	
\$100 to \$119.....	12,180	118	1,025	1,738	1,382	1,725	3,002	1,878	1,314	
\$120 to \$139.....	7,687	36	155	1,326	681	1,572	1,608	1,500	809	
\$140 to \$159.....	7,172	...	146	544	501	855	1,082	1,390	2,653	
\$160 to \$199.....	4,645	...	123	291	260	617	1,010	1,218	1,125	
\$200 or more.....	2,897	117	...	...	124	200	344	559	1,554	
Taxes not payable in 1949.....	454	90	38	97	24	26	16	13	150	
Taxes not reported.....	2,696	544	658	382	56	133	492	69	363	
Median taxes.....dollars..	52	22	33	44	52	59	71	77	98	
TOTAL RENTAL RECEIPTS <sup>1</sup> FOR YEAR										
Less than \$200.....	1,209	778	5	389	...	...	...	36	...	
\$200 to \$399.....	11,330	5,403	2,640	1,329	769	396	437	136	220	
\$400 to \$599.....	23,135	5,497	6,545	5,396	2,342	632	1,471	994	299	
\$600 to \$799.....	28,213	2,163	6,356	8,536	3,938	3,477	2,566	995	182	
\$800 to \$999.....	30,009	1,118	3,610	8,013	5,846	4,403	4,354	1,116	1,549	
\$1,000 to \$1,199.....	28,471	479	1,671	6,677	4,632	6,071	5,267	3,000	675	
\$1,200 to \$1,499.....	18,022	329	535	3,492	2,246	2,730	3,392	3,196	2,102	
\$1,500 to \$1,799.....	24,286	123	1,979	2,421	3,007	4,322	4,654	4,109	3,672	
\$1,800 to \$2,399.....	15,262	21	121	844	732	1,297	1,904	5,821	4,522	
\$2,400 to \$3,599.....	7,894	...	30	111	191	44	729	1,595	5,193	
\$3,600 or more.....	3,232	...	...	55	...	125	142	71	2,840	
Median receipts.....dollars..	1,000	400	600	800	900	1,000	1,100	1,500	2,000	
TOTAL RENTAL RECEIPTS <sup>1</sup> AS PERCENT OF MARKET VALUE										
Less than 5 percent.....	12,203	252	790	1,492	1,337	524	1,945	2,218	3,641	
5 to 9 percent.....	66,240	1,946	3,572	9,291	8,249	9,140	13,276	9,488	11,279	
10 to 14 percent.....	70,227	5,023	9,692	14,923	9,552	10,464	7,447	7,894	5,233	
15 to 19 percent.....	26,577	3,202	5,162	8,587	3,466	2,926	1,446	1,172	617	
20 to 29 percent.....	12,177	3,811	3,370	2,493	952	316	659	298	282	
30 to 39 percent.....	2,248	891	825	327	146	53	6	...	...	
40 percent or more.....	1,387	748	83	150	...	72	136	...	201	
Median percent.....	11	16	14	13	11	11	9	9	8	

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal service.



RESIDENTIAL FINANCING

Table 16.—INTEREST AND PRINCIPAL PAYMENTS AND TOTAL PAYMENTS, BY TOTAL RENTAL RECEIPTS PER DWELLING UNIT, FOR THE UNITED STATES: 1950

[Number of mortgaged properties with 90 percent or more of dwelling units in rental market for entire year, and with both interest and principal included in first mortgage payments. Excluded are properties for which rental receipts not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Monthly total rental receipts per dwelling unit <sup>1</sup>								
		Less than \$20	\$20 to \$29	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 or more
Total properties.....	187,925	12,002	27,148	52,988	33,958	28,077	12,418	7,704	8,500	5,151
MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT										
Less than \$20.....	100,043	10,602	22,228	35,026	16,042	9,906	3,109	1,480	1,192	462
\$20 to \$24.....	28,283	714	2,311	8,032	6,219	6,940	2,487	713	807	64
\$25 to \$29.....	21,876	316	1,191	5,953	6,026	3,711	1,419	1,380	949	936
\$30 to \$39.....	20,157	127	871	2,494	3,241	3,564	3,130	2,549	3,055	1,125
\$40 to \$49.....	7,729	129	288	740	476	2,714	1,236	834	903	411
\$50 to \$59.....	7,629	98	212	335	1,836	996	901	522	1,448	1,286
\$70 or more.....	2,208	16	47	408	118	246	136	226	146	867
Median payment.....dollars..	18	11	12	15	20	22	27	30	34	39
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>										
Less than 30 percent.....	26,024	876	3,342	6,484	3,991	4,032	2,328	1,105	1,653	2,213
30 to 39 percent.....	29,018	652	3,523	7,649	5,126	6,383	2,091	1,511	1,679	405
40 to 49 percent.....	32,809	1,067	4,314	7,723	6,134	6,165	2,449	2,501	1,545	912
50 to 59 percent.....	23,456	712	2,147	6,232	5,742	3,744	2,459	891	1,120	412
60 to 69 percent.....	21,626	681	3,172	7,181	5,413	2,149	825	749	856	600
70 to 79 percent.....	13,922	1,110	2,297	4,954	2,811	1,177	539	403	595	237
80 to 99 percent.....	17,895	1,974	2,751	6,603	3,012	1,245	1,245	210	353	197
100 percent or more.....	23,168	4,930	5,601	6,160	3,183	1,414	482	335	895	170
Median percent.....	53	87	61	57	53	46	47	45	46	39
TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS										
Properties with first mortgage payments which include other items.....	61,537	2,692	8,036	17,550	11,369	8,310	5,350	3,731	2,730	1,784
Less than \$25.....	27,345	2,339	6,555	11,477	4,210	1,538	823	167	150	89
\$25 to \$29.....	10,264	189	671	2,990	3,130	2,060	843	162	195	24
\$30 to \$39.....	13,379	744	2,405	3,226	3,229	1,942	1,244	496	215	215
\$40 to \$49.....	6,226	164	20	384	685	1,009	915	1,430	1,436	186
\$50 to \$59.....	3,156	...	46	294	39	430	744	644	335	631
\$70 or more.....	1,167	...	...	...	79	44	83	204	117	639
Median payment.....dollars..	26	...	15	19	27	31	36	...	...	...

<sup>1</sup> Receipts are for all units, residential and business, on the property; and are adjusted to exclude expenditures for utilities, fuel, and personal services.

Table 16a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: INTEREST AND PRINCIPAL PAYMENTS AND TOTAL PAYMENTS, BY TOTAL RENTAL RECEIPTS PER DWELLING UNIT, FOR THE UNITED STATES: 1950

[Number of mortgaged properties with 90 percent or more of dwelling units in rental market for entire year. Excluded are properties for which rental receipts not reported. Median not shown where number of sample cases reported is less than 100]

Subject	Total	Monthly total rental receipts per dwelling unit <sup>1</sup>								
		Less than \$20	\$20 to \$29	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 or more
Total properties.....	165,091	11,472	25,248	49,181	30,317	23,510	9,032	5,131	6,531	4,684
MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT										
Less than \$20.....	90,717	10,265	20,620	32,214	14,193	8,495	2,285	1,301	907	438
\$20 to \$24.....	23,713	562	2,304	7,556	5,154	5,479	1,426	545	626	64
\$25 to \$29.....	18,655	316	953	5,658	5,724	2,877	988	683	639	820
\$30 to \$39.....	15,253	86	863	2,360	2,886	2,773	2,113	1,337	1,662	971
\$40 to \$49.....	7,415	129	288	740	426	2,688	1,236	742	903	266
\$50 to \$59.....	7,150	98	173	245	1,836	952	848	297	1,448	1,258
\$70 or more.....	2,188	16	47	408	98	246	136	226	146	867
Median payment.....dollars..	18	11	12	15	20	22	29	30	36	41
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>										
Less than 30 percent.....	24,080	835	3,342	6,324	3,828	3,853	1,598	1,000	1,187	2,112
30 to 39 percent.....	24,335	652	3,510	7,189	4,609	4,869	1,611	924	667	304
40 to 49 percent.....	25,979	1,055	4,082	6,633	4,970	4,971	1,293	1,056	1,179	740
50 to 59 percent.....	19,754	712	1,849	5,759	4,821	2,979	1,492	737	1,085	321
60 to 79 percent.....	32,173	1,783	5,087	11,024	7,524	2,520	1,364	874	1,160	837
80 to 99 percent.....	17,307	1,920	2,627	6,333	1,481	2,949	1,245	205	353	197
100 percent or more.....	21,461	4,516	4,748	5,917	3,082	1,370	429	335	895	170
Median percent.....	54	86	59	58	54	46	50	46	52	38
TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS										
Properties with first mortgage payments which include other items.....	40,508	2,631	6,660	14,192	7,788	3,855	1,966	1,248	859	1,317
Less than \$25.....	21,839	2,319	5,719	9,332	3,032	939	390	40	...	89
\$25 to \$29.....	8,441	189	415	2,347	2,116	768	437	109	61	...
\$30 to \$39.....	7,148	...	499	2,009	2,227	1,449	314	349	203	99
\$40 to \$49.....	2,186	123	20	300	327	414	246	290	283	186
\$50 to \$59.....	2,137	...	7	204	27	285	549	460	195	413
\$70 or more.....	737	...	...	...	59	...	30	...	117	530
Median payment.....dollars..	23	...	14	19	27	...	...	...	...	...

<sup>1</sup> Receipts are for all units, residential and business, on the property; and are adjusted to exclude expenditures for utilities, fuel, and personal services.

## Chapter 8

# RENTAL PROPERTIES WITH 5 TO 49 DWELLING UNITS

Tables 1 to 3 present statistics for the United States, by government insurance status of the mortgage. The tables are numbered to correspond with tables containing essentially the same subjects in all chapters.

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RENTAL PROPERTIES WITH 5 TO 49 UNITS

Table 1.—MORTGAGE LOAN AND OUTSTANDING DEBT ON PROPERTY, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950

[Median not shown where number of sample cases reported is less than 100]

Subject	Total		Properties with government-insured first mortgage				Properties with conventional first mortgage	
	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	FHA		VA		Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)
			Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	Number of mortgages properties	Total outstanding debt on property (thousands of dollars)		
Total.....	259,744	4,221,938	4,510	442,869	2,557	16,305	252,674	3,762,764
Average debt per property.....	...	16.3	...	98.2	...	6.4	...	14.9
<b>TOTAL MORTGAGE LOAN ON PROPERTY</b>								
Less than \$2,000.....	9,880	7,796	...	...	109	163	9,771	7,633
\$2,000 to \$2,999.....	9,737	17,051	86	152	...	...	9,651	16,899
\$3,000 to \$3,999.....	17,337	46,211	...	...	123	331	17,215	45,880
\$4,000 to \$4,999.....	16,644	54,676	12	35	908	1,746	16,123	52,895
\$5,000 to \$5,999.....	18,502	77,960	48	83	133	666	18,321	77,211
\$6,000 to \$6,999.....	17,534	83,538	40	234	160	746	17,336	82,558
\$7,000 to \$7,999.....	13,528	79,131	...	...	402	2,355	13,128	76,776
\$8,000 to \$8,999.....	14,251	89,861	9	68	542	4,134	13,703	85,659
\$9,000 to \$9,999.....	12,009	90,907	10	89	48	364	11,951	90,454
\$10,000 to \$11,999.....	20,375	167,951	25	228	268	2,319	20,083	165,404
\$12,000 to \$14,999.....	20,040	211,264	413	5,611	194	2,223	19,433	203,430
\$15,000 to \$19,999.....	22,647	301,032	44	659	...	...	22,605	300,373
\$20,000 to \$24,999.....	14,341	263,482	...	...	70	1,258	14,272	262,224
\$25,000 to \$29,999.....	10,719	233,351	2	55	...	...	10,717	233,296
\$30,000 to \$39,999.....	20,496	625,105	198	8,429	...	...	20,298	616,676
\$40,000 to \$49,999.....	13,770	819,192	1,402	96,266	...	...	12,370	722,926
\$50,000 to \$99,999.....	7,960	1,053,430	2,231	330,960	...	...	5,733	722,470
\$100,000 or more.....	...	...	...	...	...	...	...	...
Median loan.....dollars..	10,000	...	98,400	...	...	...	9,900	...
<b>TOTAL OUTSTANDING DEBT ON PROPERTY</b>								
Less than \$2,000.....	25,184	27,563	99	129	109	163	24,975	27,271
\$2,000 to \$2,999.....	17,355	41,500	35	98	218	542	17,103	40,860
\$3,000 to \$3,999.....	21,300	72,863	12	43	401	1,482	20,888	71,338
\$4,000 to \$4,999.....	21,628	95,250	...	...	282	1,293	21,345	93,966
\$5,000 to \$5,999.....	17,781	95,400	40	234	151	820	17,590	94,346
\$6,000 to \$6,999.....	15,534	99,285	...	...	387	2,465	15,148	96,820
\$7,000 to \$7,999.....	14,398	106,278	9	68	498	3,883	13,890	102,327
\$8,000 to \$8,999.....	11,476	95,856	...	...	140	1,121	11,326	94,735
\$9,000 to \$9,999.....	12,241	115,194	35	317	110	1,064	12,097	113,813
\$10,000 to \$11,999.....	15,565	167,883	41	461	112	1,202	15,412	166,220
\$12,000 to \$14,999.....	15,929	212,474	399	5,508	78	1,012	15,454	205,954
\$15,000 to \$19,999.....	16,458	281,451	22	354	70	1,258	16,368	279,839
\$20,000 to \$24,999.....	14,058	311,455	...	...	...	...	14,058	311,455
\$25,000 to \$29,999.....	7,583	206,611	14	365	...	...	7,568	206,246
\$30,000 to \$39,999.....	15,722	590,060	257	11,352	...	...	15,466	578,708
\$40,000 to \$49,999.....	11,480	815,329	1,631	122,249	...	...	9,851	692,080
\$50,000 to \$99,999.....	6,090	887,477	1,926	301,691	...	...	4,166	585,786
\$100,000 or more.....	...	...	...	...	...	...	...	...
Median debt.....dollars..	7,700	...	88,400	...	...	...	7,600	...

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages			Conventional first mortgages			Total junior mortgages
	Total	With no second mortgage	With second mortgage	FHA		VA total	Total	With no second mortgage	With conventional second mortgage	
				Total FHA first mortgages	With no second mortgage					
Amount of outstanding debt (thousands of dollars)										
Total outstanding debt.....	3,989,912	3,440,063	549,849	1,438,719	419,555	15,377	3,535,816	3,007,598	528,218	232,056
Average debt per mortgage.....	15.4	15.2	16.7	97.3	107.1	6.0	14.0	13.6	16.5	6.5
<b>TYPE OF MORTGAGE HOLDER</b>										
Commercial bank or trust company.....	485,325	415,190	70,135	68,487	66,178	6,918	409,920	344,426	65,494	14,977
Mutual savings bank.....	1,201,664	985,842	215,822	74,766	71,588	2,739	1,124,159	911,515	212,644	3,949
Savings and loan association.....	344,321	299,180	45,141	12,850	4,566	4,566	326,905	282,105	44,800	4,239
Life insurance company.....	931,212	846,015	85,197	227,497	215,018	213	703,502	630,784	72,718	1,159
Mortgage company.....	62,382	60,432	1,950	7,683	49	54,650	52,700	1,950	3,038	...
Federal National Mortgage Association.....	2,135	2,135	...	1,243	1,243	892	...	...	...	...
Individual.....	712,006	609,362	102,644	...	...	...	712,006	609,362	102,644	181,532
Other.....	250,867	221,907	28,960	46,193	45,201	...	204,674	176,706	27,968	23,162
<b>MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER</b>										
Purchased.....	924,493	739,136	185,357	172,983	162,317	2,323	749,187	574,496	174,691	36,115
Originated.....	3,065,419	2,700,927	364,492	265,736	257,238	13,054	2,786,629	2,433,102	353,527	195,941
<b>ORIGIN OF FIRST MORTGAGE</b>										
Mortgage made or assumed at time property acquired.....	2,246,292	1,919,874	326,418	433,379	414,237	14,862	1,798,051	1,493,242	304,809	...
Mortgage refinanced or renewed.....	1,461,610	1,264,501	197,109	4,533	4,533	515	1,456,562	1,259,453	197,109	...
Mortgage placed later than acquisition of property.....	282,010	255,688	26,322	807	785	...	281,203	254,903	26,300	...

<sup>1</sup> Includes 450 thousand dollars outstanding debt on FHA-insured first mortgages with VA-guaranteed second mortgage, and 18,714 thousand dollars on those with conventional second mortgage.

RESIDENTIAL FINANCING

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages			Conventional first mortgages			Total Junior mortgages
	Total	With no second mortgage	With second mortgage	FHA		VA total	Total	With no second mortgage	With conventional second mortgage	
				Total FHA first mortgages	With no second mortgage					
Amount of outstanding debt (thousands of dollars)										
<b>AMORTIZATION</b>										
Fully amortized.....	1,817,939	1,623,349	194,590	438,719	419,555	15,377	1,363,843	1,190,884	172,959	84,234
Partially amortized.....	1,787,443	1,482,051	305,392	...	...	...	1,787,443	1,482,051	305,392	80,532
Not amortized.....	162,020	136,898	25,122	...	...	...	162,020	136,898	25,122	34,483
On demand.....	222,510	197,765	24,745	...	...	...	222,510	197,765	24,745	32,787
Regular principal payments required.....	125,747	109,259	16,488	...	...	...	125,747	109,259	16,488	4,303
No regular principal payments required.....	96,763	88,506	8,257	...	...	...	96,763	88,506	8,257	28,484
<b>CURRENT STATUS OF PAYMENTS</b>										
Ahead or up-to-date in scheduled payments.....	3,878,992	3,352,113	526,879	433,587	414,423	14,297	3,431,108	2,925,860	505,248	196,917
Delinquent:										
Foreclosure in process.....	1,350	1,166	184	708	708	...	642	458	184	439
Foreclosure not in process.....	70,931	51,832	19,099	4,424	4,424	1,080	65,427	46,328	19,099	10,357
No regular payments required.....	38,639	34,952	3,687	...	...	...	38,639	34,952	3,687	24,343
<b>YEAR MORTGAGE MADE OR ASSUMED</b>										
1950 (part).....	731,885	628,014	103,871	56,247	53,291	290	675,348	574,433	100,915	76,987
1949.....	861,233	745,720	115,513	138,457	127,619	2,498	720,278	615,684	104,594	45,676
1948.....	787,849	659,310	128,539	147,696	143,768	6,759	633,294	511,115	122,279	43,914
1947.....	562,139	480,880	81,259	76,482	75,246	1,993	483,664	403,641	80,023	30,313
1946.....	387,271	336,858	50,413	5,029	4,823	3,837	378,405	328,252	50,153	16,414
1942 to 1945.....	428,501	376,863	51,638	14,369	14,369	...	414,132	362,494	51,638	9,684
1940 to 1941.....	105,760	100,967	4,793	255	255	...	105,505	100,712	4,793	4,333
1935 to 1939.....	49,552	45,032	4,520	184	184	...	49,368	44,848	4,520	2,205
1930 to 1934.....	39,473	31,273	8,200	...	...	...	39,473	31,273	8,200	1,684
1929 or earlier.....	36,249	35,146	1,103	...	...	...	36,249	35,146	1,103	646
<b>YEAR MORTGAGE DUE</b>										
On demand.....	222,510	197,765	24,745	...	...	...	222,510	197,765	24,745	32,787
Fully amortized.....	1,817,939	1,623,349	194,590	438,719	419,555	15,377	1,363,843	1,190,884	172,959	84,234
Past due.....	289	269	20	...	...	...	289	269	20	...
1950 to 1951.....	11,308	9,827	1,481	...	...	...	11,308	9,827	1,481	3,822
1952 to 1953.....	44,536	39,987	4,549	62	40	...	44,474	39,947	4,527	8,923
1954 to 1955.....	81,547	77,175	4,372	43	357	...	81,147	76,775	4,372	12,299
1956 to 1957.....	144,999	123,793	21,206	63	450	...	144,486	123,280	21,206	8,353
1958 to 1959.....	241,889	213,119	28,770	89	83	3,297	238,503	209,814	28,689	19,227
1960 to 1964.....	531,910	471,924	59,986	390	390	4,995	526,525	466,539	59,986	22,924
1965 to 1969.....	267,154	222,167	44,987	20,107	16,723	4,915	242,132	202,915	39,217	3,411
1970 to 1974.....	65,620	53,276	12,344	14,505	14,505	1,363	49,752	37,408	12,344	4,275
1975 or later.....	428,687	411,812	16,875	403,460	387,702	...	25,227	24,110	1,117	1,000
Partially or not amortized.....	1,949,463	1,618,949	330,514	...	...	...	1,949,463	1,618,949	330,514	115,035
Past due.....	13,999	13,903	96	...	...	...	13,999	13,903	96	...
1950 to 1951.....	380,699	295,300	85,399	...	...	...	380,699	295,300	85,399	28,037
1952 to 1953.....	415,402	354,698	60,704	...	...	...	415,402	354,698	60,704	20,824
1954 to 1955.....	341,509	275,017	66,492	...	...	...	341,509	275,017	66,492	17,392
1956 to 1957.....	291,086	248,079	43,007	...	...	...	291,086	248,079	43,007	23,040
1958 to 1959.....	235,324	188,068	47,256	...	...	...	235,324	188,068	47,256	14,067
1960 to 1964.....	246,034	220,830	25,204	...	...	...	246,034	220,830	25,204	9,873
1965 to 1969.....	15,381	13,025	2,356	...	...	...	15,381	13,025	2,356	5,094
1970 to 1974.....	10,029	10,029	...	...	...	...	10,029	10,029	...	143
1975 or later.....	...	...	...	...	...	...	...	...	...	...
<b>INTEREST RATE</b>										
Less than 3.0 percent.....	29,598	27,276	2,322	...	...	...	29,598	27,276	2,322	4,843
3.0 percent.....	41,571	36,194	5,377	...	...	...	41,571	36,194	5,377	5,372
3.1 to 3.5 percent.....	141,243	118,826	22,417	17,777	17,777	...	123,466	101,049	22,417	258
3.6 to 3.9 percent.....	12,651	12,651	...	...	...	...	14,973	12,651	2,322	168
4.0 percent.....	1,443,259	1,288,674	154,585	393,897	378,139	15,377	1,035,985	897,625	138,360	23,381
4.1 to 4.4 percent.....	74,058	64,776	9,282	...	...	...	74,058	64,776	9,282	276
4.5 percent.....	1,036,062	865,974	170,088	26,977	23,571	...	1,009,085	842,403	166,682	14,395
4.6 to 5.0 percent.....	864,569	738,622	125,947	68	68	...	864,501	738,554	125,927	119,639
5.1 to 5.5 percent.....	59,754	51,637	8,117	...	...	...	59,754	51,637	8,117	1,187
5.6 to 6.0 percent.....	273,487	224,631	48,856	...	...	...	273,487	224,631	48,856	49,225
6.1 percent or more.....	11,338	10,802	536	...	...	...	11,338	10,802	536	13,292
<b>MORTGAGE LOAN</b>										
Less than \$2,000.....	8,034	7,706	328	...	...	163	7,871	7,543	328	4,169
\$2,000 to \$2,999.....	18,973	16,986	1,987	174	152	...	18,799	16,834	1,965	11,033
\$3,000 to \$3,999.....	46,917	4,544	42,373	...	...	331	46,586	42,042	4,544	9,418
\$4,000 to \$4,999.....	59,036	50,311	8,725	35	35	1,746	57,255	48,530	8,725	9,203
\$5,000 to \$5,999.....	84,628	68,467	16,161	83	83	666	83,879	67,718	16,161	12,896
\$6,000 to \$6,999.....	92,304	78,408	13,896	206	...	3,213	88,885	77,662	11,223	14,687
\$7,000 to \$7,999.....	81,382	71,533	9,849	...	...	2,355	79,027	69,178	9,849	12,341
\$8,000 to \$8,999.....	90,658	75,704	14,954	68	68	739	89,851	74,897	14,954	8,898
\$9,000 to \$9,999.....	93,052	82,322	10,730	2,934	228	364	89,754	77,996	7,758	6,454
\$10,000 to \$11,999.....	151,517	139,276	12,241	228	...	2,319	148,970	136,729	12,241	22,701
\$12,000 to \$14,999.....	193,876	163,965	29,911	1,438	1,194	2,223	190,215	160,548	29,667	13,305
\$15,000 to \$19,999.....	301,034	258,057	42,977	354	354	...	300,680	257,703	42,977	16,812
\$20,000 to \$24,999.....	259,139	214,120	45,019	...	...	1,258	257,881	212,862	45,019	20,142
\$25,000 to \$29,999.....	213,330	193,229	20,101	55	55	...	213,275	193,174	20,101	9,965
\$30,000 to \$49,999.....	559,533	502,115	57,418	8,429	8,429	...	551,104	493,686	57,418	27,556
\$50,000 to \$99,999.....	805,241	633,785	171,456	94,943	86,392	...	710,298	547,393	162,905	29,688
\$100,000 or more.....	931,258	841,706	89,552	329,772	322,565	...	601,486	519,141	82,345	3,388

# RENTAL PROPERTIES WITH 5 TO 49 UNITS

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Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS,  
FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages			Conventional first mortgages			Total junior mortgages
	Total	With no second mortgage	With second mortgage	FHA		VA total	Total	With no second mortgage	With conventional second mortgage	
				Total FHA first mortgages	With no second mortgage					
Amount of outstanding debt (thousands of dollars)										
OUTSTANDING DEBT										
Less than \$2,000.....	28,639	27,373	1,266	129	129	163	28,347	27,081	1,266	11,166
\$2,000 to \$2,999.....	49,532	44,767	4,765	120	98	542	48,870	44,127	4,743	11,870
\$3,000 to \$3,999.....	71,771	64,189	7,582	43	43	1,482	70,246	62,664	7,582	9,897
\$4,000 to \$4,999.....	106,274	86,739	19,535	...	...	1,293	104,981	85,446	19,535	13,319
\$5,000 to \$5,999.....	97,726	84,171	13,555	206	...	3,206	94,314	83,351	10,963	14,202
\$6,000 to \$6,999.....	107,948	92,494	15,454	...	...	2,483	105,465	90,092	15,373	12,275
\$7,000 to \$7,999.....	108,477	90,462	18,015	68	68	551	107,898	89,843	18,015	16,591
\$8,000 to \$8,999.....	86,572	86,572	7,517	...	...	1,121	85,451	77,934	7,517	10,200
\$9,000 to \$9,999.....	108,638	97,490	11,148	3,162	228	1,064	104,612	96,198	8,414	4,539
\$10,000 to \$11,999.....	149,227	131,809	17,418	705	461	1,202	147,320	130,146	17,174	20,079
\$12,000 to \$14,999.....	209,873	176,292	33,581	786	786	1,012	208,075	174,494	33,581	8,193
\$15,000 to \$19,999.....	277,228	246,125	31,103	354	354	1,258	275,616	244,513	31,103	26,929
\$20,000 to \$24,999.....	303,607	240,204	63,403	...	...	...	303,607	240,204	63,403	6,270
\$25,000 to \$29,999.....	164,820	155,001	9,819	365	365	...	164,455	154,636	9,819	10,894
\$30,000 to \$49,999.....	535,671	475,832	59,839	18,495	11,352	...	517,176	464,480	52,696	34,101
\$50,000 to \$99,999.....	823,681	663,974	159,707	112,785	111,377	...	710,896	552,597	158,299	18,297
\$100,000 or more.....	760,028	684,086	75,942	301,501	294,294	...	458,527	389,792	68,735	3,234
Number of mortgages										
Total mortgages.....	259,744	226,801	32,943	14,510	3,918	2,557	252,674	220,758	31,921	35,707
TYPE OF MORTGAGE HOLDER										
Commercial bank or trust company.....	39,752	35,872	3,880	793	771	1,248	37,713	34,264	3,449	2,039
Mutual savings bank.....	59,830	51,190	8,640	841	503	414	58,578	50,275	8,303	872
Savings and loan association.....	40,670	35,860	4,810	176	136	744	39,756	35,008	4,748	1,361
Life insurance company.....	26,795	24,006	2,789	2,262	2,075	29	24,506	21,903	2,603	99
Mortgage company.....	2,112	2,008	104	60	60	5	2,048	1,944	104	961
Federal National Mortgage Association.....	125	125	...	10	10	115	...	...	...	...
Individual.....	76,095	65,500	10,595	...	...	...	76,095	65,500	10,595	27,527
Other.....	14,375	12,249	2,126	377	371	...	13,999	11,879	2,120	2,848
MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER										
Purchased.....	45,087	38,296	6,791	1,579	1,394	369	43,143	36,536	6,607	4,907
Originated.....	214,651	188,503	26,148	2,936	2,529	2,183	209,538	184,227	25,311	30,789
FORM OF DEBT										
Mortgage or deed of trust.....	249,034	216,327	32,707	4,514	3,922	2,556	241,975	210,289	31,686	34,820
Contract to purchase.....	10,705	10,475	230	...	...	...	10,705	10,475	230	876
SERVICE OF MORTGAGE										
Hold and service mortgage.....	226,687	198,593	28,094	2,751	2,370	2,313	221,633	194,350	27,283	30,073
Hold mortgage only.....	33,055	28,208	4,847	1,763	1,553	240	31,051	26,413	4,638	5,629
AMORTIZATION										
Fully amortized.....	133,087	117,933	15,154	4,514	3,922	2,555	126,029	111,897	14,132	15,799
Partially amortized.....	85,677	72,362	13,315	...	...	...	85,677	72,362	13,315	11,572
Not amortized.....	17,505	15,159	2,346	...	...	...	17,505	15,159	2,346	3,842
On demand.....	23,475	21,352	2,123	...	...	...	23,475	21,352	2,123	4,491
Regular principal payments required.....	12,685	11,452	1,233	...	...	...	12,685	11,452	1,233	981
No regular principal payments required.....	10,790	9,900	890	...	...	...	10,790	9,900	890	3,510
FREQUENCY OF INTEREST PAYMENT										
Monthly.....	143,307	126,913	16,394	4,514	3,922	2,555	136,247	120,876	15,371	19,107
Quarterly, semi-annually or annually.....	110,041	93,913	16,128	...	...	...	110,041	93,913	16,128	13,663
Other regular interval.....	786	761	25	...	...	...	786	761	25	31
No regular payment.....	5,617	5,221	396	...	...	...	5,617	5,221	396	2,896
FREQUENCY OF PRINCIPAL PAYMENT										
Monthly.....	142,047	126,062	15,985	4,514	3,922	2,555	134,982	120,020	14,962	18,566
Quarterly, semi-annually or annually.....	88,250	74,721	13,529	...	...	...	88,250	74,721	13,529	9,327
Other regular interval.....	729	704	25	...	...	...	729	704	25	375
No regular payment.....	28,721	25,319	3,402	...	...	...	28,721	25,319	3,402	7,430
METHOD OF PAYMENT										
Interest and principal at same time in constant total amount.....	148,047	129,316	18,731	4,514	3,922	2,555	140,990	123,281	17,709	16,163
Interest and principal at same time in increasing or decreasing total amount.....	76,864	67,147	9,717	...	...	...	76,864	67,147	9,717	10,456
Payment of interest only.....	23,243	20,212	3,031	...	...	...	23,243	20,212	3,031	4,835
Interest and principal at different times, or principal only.....	6,132	5,071	1,061	...	...	...	6,132	5,071	1,061	1,651
No regular interest or principal payments.....	5,482	5,068	414	...	...	...	5,482	5,068	414	2,611
CURRENT STATUS OF PAYMENTS										
Ahead or up-to-date in scheduled payments.....	245,557	214,833	30,724	4,481	3,890	2,469	238,615	208,918	29,697	30,932
Delinquent:										
Foreclosure in process.....	253	120	133	5	5	...	248	115	133	60
Foreclosure not in process.....	8,497	6,795	1,702	36	36	92	8,369	6,667	1,702	2,351
No regular payments required.....	5,459	5,068	391	...	...	...	5,459	5,068	391	2,363

<sup>1</sup> Includes 62 FHA-insured first mortgages with VA-guaranteed second mortgage, and 530 with conventional second mortgage.

## RESIDENTIAL FINANCING

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages			Conventional first mortgages			Total junior mortgages
	Total	With no second mortgage	With second mortgage	FHA		VA total	Total	With no second mortgage	With conventional second mortgage	
				Total FHA first mortgages	With no second mortgage					
Number of mortgages										
YEAR MORTGAGE MADE OR ASSUMED										
1950 (part).....	43,838	38,157	5,681	850	524	32	42,959	37,603	5,356	8,394
1949.....	50,637	44,378	6,259	1,198	1,024	427	49,016	42,943	6,073	8,789
1948.....	47,143	40,710	6,433	1,403	1,378	1,228	44,514	38,515	5,999	7,166
1947.....	37,039	30,051	6,988	680	652	300	36,063	29,103	6,960	5,352
1946.....	25,886	22,653	3,233	114	74	570	25,203	22,019	3,184	2,493
1942 to 1945.....	33,069	29,989	3,080	156	156	...	32,916	29,836	3,080	2,095
1940 to 1941.....	8,608	8,265	343	53	53	...	8,555	8,212	343	660
1935 to 1939.....	7,600	7,299	301	64	64	...	7,535	7,234	301	133
1930 to 1934.....	2,031	1,622	409	...	...	...	2,031	1,622	409	329
1929 or earlier.....	3,917	3,690	227	...	...	...	3,917	3,690	227	297
TERM OF MORTGAGE										
On demand.....	23,474	21,348	2,126	...	...	...	23,474	21,348	2,126	4,490
Less than 5 years.....	33,291	27,620	5,671	10	...	...	33,282	27,620	5,662	10,643
5 to 9 years.....	73,186	63,748	9,438	23	23	230	72,934	63,509	9,425	12,615
10 to 12 years.....	77,791	68,687	9,104	57	57	881	76,857	67,753	9,104	6,050
13 to 14 years.....	6,964	6,104	860	...	...	182	6,782	5,922	860	540
15 years.....	21,401	19,530	1,871	...	...	396	21,005	19,134	1,871	194
16 to 19 years.....	7,117	5,435	1,682	316	...	23	6,780	5,414	1,366	480
20 years.....	8,217	6,841	1,376	283	221	759	7,718	6,282	896	443
21 to 24 years.....	1,260	949	311	9	9	...	1,251	940	311	96
25 years.....	1,288	1,226	62	101	101	86	1,103	1,041	62	...
26 years or more.....	5,785	5,334	451	3,719	3,514	...	2,070	1,824	246	155
Median term.....years..	10	10	10	26+	26+	...	10	10	9	6
YEAR MORTGAGE DUE										
On demand.....	23,474	21,348	2,126	...	...	...	23,474	21,348	2,126	4,491
Fully amortized.....	133,087	117,933	15,154	4,518	3,925	2,556	126,029	111,897	14,132	15,804
Past due.....	209	204	5	...	...	...	209	204	5	12
1950 to 1951.....	6,050	5,720	330	...	...	...	6,050	5,720	330	2,456
1952 to 1953.....	12,611	11,538	1,073	46	36	100	12,564	11,501	1,063	3,328
1954 to 1955.....	16,076	15,139	937	12	12	197	15,867	14,930	937	2,577
1956 to 1957.....	19,835	17,222	2,613	23	23	100	19,713	17,100	2,613	2,067
1958 to 1959.....	24,963	21,848	3,115	63	63	670	24,234	21,132	3,102	1,996
1960 to 1964.....	34,729	30,833	3,896	98	98	750	33,882	29,986	3,896	2,692
1965 to 1969.....	11,800	9,141	2,659	479	101	753	10,572	8,709	1,863	278
1970 to 1974.....	2,130	1,933	197	273	273	86	1,776	1,579	197	244
1975 or later.....	4,684	4,355	329	3,524	3,319	...	1,160	1,036	124	154
Partially or not amortized.....	103,216	87,542	15,674	...	...	...	103,216	87,542	15,674	15,417
Past due.....	1,432	1,420	12	...	...	...	1,432	1,420	12	422
1950 to 1951.....	28,203	24,059	4,144	...	...	...	28,203	24,059	4,144	4,310
1952 to 1953.....	28,397	23,951	4,446	...	...	...	28,397	23,951	4,446	4,577
1954 to 1955.....	18,711	16,107	2,604	...	...	...	18,711	16,107	2,604	2,835
1956 to 1957.....	10,234	8,005	2,229	...	...	...	10,234	8,005	2,229	1,839
1958 to 1959.....	8,827	7,659	1,168	...	...	...	8,827	7,659	1,168	839
1960 to 1964.....	6,145	5,192	953	...	...	...	6,145	5,192	953	458
1965 to 1969.....	816	698	118	...	...	...	816	698	118	96
1970 to 1974.....	451	451	...	...	...	...	451	451	...	41
1975 or later.....	...	...	...	...	...	...	...	...	...	...
INTEREST RATE										
Less than 3.0 percent.....	1,552	1,298	254	...	...	...	1,552	1,298	254	807
3.0 percent.....	1,739	1,449	290	...	...	...	1,739	1,449	290	334
3.1 to 3.5 percent.....	3,092	2,881	211	172	172	...	2,920	2,709	211	47
3.6 to 3.9 percent.....	270	190	80	...	...	...	270	190	80	1
4.0 percent.....	47,708	42,902	4,806	3,595	3,391	2,555	41,562	37,392	4,170	2,437
4.1 to 4.4 percent.....	1,280	1,133	147	...	...	...	1,280	1,133	147	13
4.5 percent.....	51,959	44,674	7,285	738	350	...	51,223	44,326	6,897	1,784
4.6 to 5.0 percent.....	97,641	84,872	12,769	9	9	...	97,632	84,863	12,769	16,581
5.1 to 5.5 percent.....	7,628	6,572	1,056	...	...	...	7,628	6,572	1,056	383
5.6 to 6.0 percent.....	44,261	38,337	5,924	...	...	...	44,261	38,337	5,924	12,003
6.1 percent or more.....	2,631	2,507	124	...	...	...	2,631	2,507	124	1,317
Median interest rate.....percent..	5.0	5.0	5.0	4.0	4.0	...	5.0	5.0	5.0	5.0
MORTGAGE LOAN										
Less than \$2,000.....	10,161	9,760	401	...	...	109	10,052	9,651	401	5,175
\$2,000 to \$2,999.....	10,667	9,697	970	96	86	...	10,572	9,611	961	6,002
\$3,000 to \$3,999.....	18,651	16,884	1,767	...	...	123	18,529	16,762	1,767	3,680
\$4,000 to \$4,999.....	17,830	15,524	2,306	12	12	508	17,308	15,002	2,306	2,692
\$5,000 to \$5,999.....	20,090	16,432	3,658	48	48	133	19,908	16,250	3,658	3,012
\$6,000 to \$6,999.....	19,139	16,456	2,683	40	...	592	18,509	16,297	2,212	2,700
\$7,000 to \$7,999.....	13,903	12,280	1,623	...	...	402	13,503	11,880	1,623	1,945
\$8,000 to \$8,999.....	14,473	12,262	2,211	9	9	110	14,356	12,145	2,211	1,213
\$9,000 to \$9,999.....	12,317	10,954	1,363	316	...	48	11,953	10,906	1,047	975
\$10,000 to \$11,999.....	18,497	17,057	1,440	25	25	268	18,205	16,765	1,440	2,793
\$12,000 to \$14,999.....	18,562	15,802	2,760	119	97	194	18,250	15,512	2,738	1,669
\$15,000 to \$19,999.....	22,583	19,537	3,046	22	22	...	22,562	19,516	3,046	1,308
\$20,000 to \$24,999.....	14,116	11,824	2,292	...	...	70	14,046	11,754	2,292	1,135
\$25,000 to \$29,999.....	9,871	8,989	882	2	2	...	9,869	8,987	882	411
\$30,000 to \$39,999.....	18,327	16,419	1,908	198	198	...	18,129	16,221	1,908	782
\$40,000 to \$49,999.....	13,524	10,574	2,950	1,402	1,240	...	12,123	9,335	2,788	592
\$50,000 to \$99,999.....	7,084	6,377	707	2,231	2,188	...	4,854	4,190	664	29
Median loan.....dollars..	9,400	9,300	9,600	98,400	100,000+	...	9,300	9,200	9,700	5,100

RENTAL PROPERTIES WITH 5 TO 49 UNITS

Table 2.—CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages. Median not shown where number of sample cases reported is less than 100]

Subject	Total first mortgages			Government-insured first mortgages			Conventional first mortgages			Total junior mortgages
	Total	With no second mortgage	With second mortgage	FHA		VA total	Total	With no second mortgage	With conventional second mortgage	
				Total FHA first mortgage	With no second mortgage					
Number of mortgages										
OUTSTANDING DEBT										
Less than \$2,000.....	26,074	24,954	1,120	99	99	109	25,865	24,745	1,120	9,728
\$2,000 to \$2,999.....	18,966	17,047	1,919	45	35	218	18,704	16,795	1,909	5,164
\$3,000 to \$3,999.....	22,329	19,991	2,338	12	12	401	21,917	19,579	2,338	3,128
\$4,000 to \$4,999.....	24,240	19,746	4,494	...	...	282	23,957	19,463	4,494	3,036
\$5,000 to \$5,999.....	18,095	15,632	2,463	40	...	569	17,487	15,482	2,005	2,707
\$6,000 to \$6,999.....	16,842	14,459	2,383	...	...	392	16,452	14,082	2,370	1,960
\$7,000 to \$7,999.....	14,680	12,278	2,402	...	...	76	14,605	12,203	2,402	2,245
\$8,000 to \$8,999.....	10,387	9,478	909	...	...	140	10,248	9,339	909	1,241
\$9,000 to \$9,999.....	11,577	10,367	1,210	341	25	110	11,126	10,232	894	476
\$10,000 to \$11,999.....	13,812	12,237	1,575	63	41	112	13,639	12,086	1,553	1,926
\$12,000 to \$14,999.....	15,742	13,208	2,534	61	61	78	15,602	13,068	2,534	633
\$15,000 to \$19,999.....	16,215	14,369	1,846	22	22	70	16,126	14,280	1,846	1,568
\$20,000 to \$24,999.....	13,697	10,863	2,834	...	...	...	13,697	10,863	2,834	286
\$25,000 to \$29,999.....	6,034	5,676	358	...	...	...	6,019	5,661	358	403
\$30,000 to \$49,999.....	14,243	12,693	1,550	401	257	...	13,844	12,438	1,406	845
\$50,000 to \$99,999.....	11,709	9,232	2,477	1,475	1,458	...	10,233	7,773	2,460	336
\$100,000 or more.....	5,146	4,595	551	1,937	1,894	...	3,209	2,701	508	27
Median debt.....dollars..	7,200	7,100	7,700	88,000	97,000	...	7,100	7,000	7,700	3,900
MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT										
Mortgages with payments which include both...	230,708	201,185	29,523	4,520	3,927	2,554	223,647	195,148	28,499	28,002
Less than \$20.....	186,175	161,446	24,729	698	310	2,399	183,085	159,175	23,910	26,465
\$20 to \$24.....	18,679	16,623	2,056	155	130	155	18,371	16,340	2,031	943
\$25 to \$29.....	10,714	9,511	1,203	1,026	881	...	9,691	8,633	1,058	167
\$30 to \$34.....	5,558	5,078	480	871	854	...	4,691	4,228	463	74
\$35 to \$39.....	4,823	3,946	877	1,507	1,489	...	3,313	2,454	859	178
\$40 to \$44.....	2,160	2,060	100	213	213	...	1,947	1,847	100	4
\$45 to \$49.....	625	617	8	46	46	...	579	571	8	53
\$50 to \$69.....	1,291	1,274	17	4	4	...	1,287	1,270	17	28
\$70 or more.....	683	630	53	...	...	...	683	630	53	90
Median payment.....dollars..	12	12	11	32	33	...	12	12	11	10
TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS										
Mortgages with payments which include other items.....	50,921	45,949	4,972	4,501	3,918	1,640	44,795	40,428	4,367	...
Less than \$25.....	36,697	32,904	3,793	594	216	1,350	34,762	31,369	3,393	...
\$25 to \$29.....	4,291	3,886	405	102	77	237	3,952	3,572	380	...
\$30 to \$34.....	2,914	2,604	310	161	161	53	2,701	2,391	310	...
\$35 to \$39.....	1,757	1,628	129	462	462	...	1,297	1,168	129	...
\$40 to \$44.....	1,531	1,294	237	681	536	...	849	757	92	...
\$45 to \$49.....	843	824	19	579	567	...	266	259	7	...
\$50 to \$54.....	1,375	1,338	37	1,155	1,138	...	220	200	20	...
\$55 to \$59.....	591	549	42	373	367	...	218	182	36	...
\$60 to \$69.....	614	614	...	381	381	...	235	235	...	...
\$70 or more.....	308	308	...	13	13	...	295	295	...	...
Amount for other items not reported.....	...	...	...	...	...	...	...	...	...	...
Median payment.....dollars..	17	17	16	47	49	...	16	16	16	...
ITEMS INCLUDED IN PERIODIC PAYMENTS WITH INTEREST AND PRINCIPAL										
Mortgages with payments which include other items.....	50,913	45,947	4,966	4,497	3,915	1,639	44,782	40,421	4,361	...
Real estate taxes, fire and hazard insurance premiums, and mortgage insurance premiums, with:										
No other items.....	3,603	3,020	583	3,603	3,021	...	...	...	...	...
Reserve for equipment replacement.....	744	744	...	744	744	...	...	...	...	...
Other items.....	150	150	...	150	150	...	...	...	...	...
Real estate taxes, and fire and hazard insurance premiums.....	17,304	15,207	2,097	...	...	729	16,576	14,501	2,075	...
Real estate taxes.....	24,789	22,743	2,046	...	...	646	24,145	22,099	2,046	...
Fire and hazard insurance premiums.....	683	676	7	...	...	...	683	676	7	...
Other combinations:										
Including real estate taxes.....	2,923	2,719	204	...	...	264	2,661	2,457	204	...
Not including real estate taxes.....	717	688	29	...	...	...	717	688	29	...

## RESIDENTIAL FINANCING

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage				Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA		VA		Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	Total	With no second mortgage			
Total properties.....	259,744	226,801	32,943	1,510	3,918	2,557	2,125	252,674	220,758	31,921
STRUCTURES ON PROPERTY										
1 structure.....	181,589	157,575	24,014	2,584	2,152	1,935	1,512	177,072	153,914	23,161
2 structures or more.....	78,154	69,225	8,929	1,926	1,766	622	613	75,601	66,844	8,760
DWELLING UNITS ON PROPERTY										
5 to 11 dwelling units.....	181,980	161,890	20,090	1,749	1,216	2,487	2,055	177,743	158,621	19,129
12 to 24 dwelling units.....	55,903	47,069	8,834	2,144	2,109	70	70	53,693	44,893	8,799
25 to 49 dwelling units.....	21,863	17,847	4,016	624	599	...	...	21,242	17,251	3,991
BUSINESS FLOOR SPACE ON PROPERTY										
None.....	200,604	174,885	25,719	4,413	3,843	2,151	1,719	194,049	169,331	24,718
Less than half.....	59,135	51,914	7,221	100	78	405	405	58,628	51,432	7,199
YEAR STRUCTURE BUILT <sup>2</sup>										
1950 (part).....	2,035	1,635	400	351	351	...	...	1,687	1,287	400
1949.....	4,705	4,313	392	850	838	...	...	3,854	3,476	380
1948.....	5,245	4,671	574	1,589	1,428	54	54	3,597	3,187	412
1947.....	4,298	4,133	165	847	841	38	38	3,414	3,254	159
1946.....	3,304	2,959	345	57	32	7	7	3,240	2,920	320
1942 to 1945.....	4,136	3,228	908	247	225	...	...	3,890	3,005	886
1940 to 1941.....	2,488	2,249	239	34	34	...	...	2,454	2,216	239
1930 to 1939.....	22,635	20,469	2,166	13	13	184	184	22,434	20,271	2,166
1929 or earlier.....	203,929	177,124	26,805	520	164	2,225	1,793	201,181	175,164	26,018
Not reported.....	6,993	6,037	956	10	...	49	49	6,934	5,990	947
YEAR STRUCTURE ACQUIRED <sup>2</sup>										
1950 (part).....	19,540	15,151	4,389	855	539	32	32	18,651	14,579	4,074
1949.....	26,560	22,657	3,903	1,194	1,021	427	413	24,938	21,225	3,717
1948.....	27,422	23,040	4,382	1,404	1,379	1,258	849	24,760	20,817	3,949
1947.....	31,120	24,985	6,135	678	650	362	362	30,083	23,979	6,107
1946.....	26,484	23,305	3,179	121	81	478	469	25,886	22,755	3,130
1942 to 1945.....	47,102	42,207	4,895	185	175	...	...	46,921	42,035	4,886
1940 to 1941.....	17,889	16,578	1,311	18	18	...	...	17,872	16,560	1,311
1930 to 1939.....	30,022	27,627	2,395	64	64	...	...	29,956	27,563	2,395
1929 or earlier.....	32,434	30,076	2,358	...	...	...	...	32,430	30,076	2,358
Not reported.....	1,194	1,187	7	...	...	...	...	1,194	1,187	7
STRUCTURE NEW OR PREVIOUSLY OCCUPIED WHEN ACQUIRED <sup>2</sup>										
New.....	29,526	27,114	2,412	3,120	3,102	92	92	26,318	23,923	2,394
Previously occupied.....	230,215	199,686	30,529	1,396	822	2,464	2,032	226,357	196,840	29,526
PURCHASE PRICE										
Less than \$2,000.....	4,556	4,406	150	23	23	...	...	4,534	4,384	150
\$2,000 to \$2,999.....	3,092	2,962	130	...	...	...	...	3,092	2,962	130
\$3,000 to \$3,999.....	7,028	6,818	210	63	63	...	...	6,962	6,754	210
\$4,000 to \$4,999.....	7,023	6,554	469	...	...	250	250	6,775	6,304	469
\$5,000 to \$5,999.....	7,875	6,791	1,084	22	12	380	380	7,473	6,400	1,074
\$6,000 to \$6,999.....	9,503	8,532	971	40	...	176	176	9,285	8,358	931
\$7,000 to \$7,999.....	9,843	9,425	418	12	12	303	303	9,527	9,110	418
\$8,000 to \$8,999.....	11,078	9,170	1,908	...	...	226	226	10,853	8,947	1,908
\$9,000 to \$9,999.....	8,867	7,641	1,226	...	...	415	6	8,449	7,635	817
\$10,000 to \$11,999.....	16,404	14,438	1,966	...	...	255	246	16,144	14,191	1,957
\$12,000 to \$14,999.....	20,581	17,806	2,775	25	25	189	175	20,362	17,604	2,761
\$15,000 to \$19,999.....	27,897	23,687	4,210	404	66	177	177	27,318	23,445	3,873
\$20,000 to \$24,999.....	17,852	15,770	2,082	32	32	7	7	17,612	15,731	2,082
\$25,000 to \$29,999.....	15,130	13,525	1,605	3	3	70	70	15,059	13,453	1,605
\$30,000 to \$49,999.....	34,925	29,381	5,544	20	20	...	...	34,905	29,362	5,544
\$50,000 to \$99,999.....	25,177	21,293	3,884	1,276	1,132	...	...	23,897	20,163	3,739
\$100,000 or more.....	14,619	12,233	2,386	2,366	2,331	...	...	12,245	9,900	2,351
Property not acquired by purchase.....	9,059	8,591	468	36	36	109	109	8,917	8,447	468
Not reported.....	9,286	7,815	1,471	195	170	...	...	9,090	7,647	1,446
Median purchase price.....dollars..	17,600	17,200	19,900	100,000+	100,000+	...	...	17,500	17,000	20,700
MARKET VALUE										
Less than \$2,000.....	365	365	...	23	23	...	...	343	343	...
\$2,000 to \$2,999.....	843	802	41	...	...	...	...	843	802	41
\$3,000 to \$3,999.....	1,427	1,398	29	...	...	...	...	1,427	1,398	29
\$4,000 to \$4,999.....	1,933	1,902	31	...	...	...	...	1,933	1,902	31
\$5,000 to \$5,999.....	5,059	4,938	121	...	...	36	36	5,021	4,901	121
\$6,000 to \$6,999.....	4,998	4,481	517	...	...	95	95	4,902	4,386	517
\$7,000 to \$7,999.....	4,916	4,599	317	...	...	216	216	4,698	4,381	317
\$8,000 to \$8,999.....	8,298	7,571	727	40	...	591	591	7,666	6,980	687
\$9,000 to \$9,999.....	6,841	5,502	1,339	12	12	109	109	6,718	5,381	1,339
\$10,000 to \$11,999.....	18,487	16,627	1,860	12	12	647	238	17,829	16,577	1,251
\$12,000 to \$14,999.....	20,356	18,204	2,152	...	...	182	173	20,174	18,031	2,143
\$15,000 to \$19,999.....	36,106	31,612	4,494	367	29	500	486	35,239	31,098	4,143
\$20,000 to \$24,999.....	23,634	20,502	3,132	125	125	37	37	23,471	20,341	3,132
\$25,000 to \$29,999.....	17,842	15,839	2,003	40	40	38	38	17,760	15,761	2,003
\$30,000 to \$49,999.....	43,361	37,044	6,317	55	45	70	70	43,237	36,930	6,308
\$50,000 to \$99,999.....	31,909	26,691	5,218	1,078	934	...	...	30,831	25,760	5,073
\$100,000 or more.....	16,671	13,950	2,721	2,576	2,517	...	...	16,093	14,432	2,661
Not reported.....	16,740	14,603	2,137	190	190	36	36	16,517	14,377	2,137
Median market value.....dollars..	22,500	21,900	27,100	100,000+	100,000+	...	...	22,400	21,700	27,800

<sup>1</sup> Includes 62 properties which have FHA-insured first mortgage with VA-guaranteed second mortgage, and 530 with conventional second mortgage.<sup>2</sup> For properties with more than one structure, reported for structure most recently built.



RENTAL PROPERTIES WITH 5 TO 49 UNITS

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage				Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA		VA		Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	Total	With no second mortgage			
<b>TOTAL OUTSTANDING DEBT ON PROPERTY AS PERCENT OF MARKET VALUE</b>										
Less than 20 percent.....	46,193	44,979	1,214	117	117	109	109	45,963	44,753	1,214
20 to 39 percent.....	74,022	68,114	5,908	87	77	379	365	73,554	67,671	5,884
40 to 59 percent.....	73,943	64,105	9,838	156	156	1,059	1,050	72,728	62,902	9,829
60 to 69 percent.....	23,385	17,446	5,939	939	939	282	282	22,162	16,223	5,939
70 to 79 percent.....	13,449	8,813	4,636	1,850	1,307	477	68	11,123	7,436	3,686
80 to 84 percent.....	4,040	2,603	1,437	363	363	12	12	3,666	2,229	1,437
85 to 89 percent.....	2,147	1,761	386	365	343	88	88	1,694	1,331	364
90 to 94 percent.....	1,322	927	395	167	161	...	...	1,156	767	389
95 to 99 percent.....	1,221	637	584	160	160	36	36	1,024	441	584
100 percent or more.....	3,303	2,833	470	125	113	78	78	3,103	2,643	458
Market value not reported.....	16,739	14,602	2,137	190	190	36	36	16,516	14,376	2,137
Median percent.....	40	38	57	75	74	...	...	40	37	56
<b>FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>										
Properties with first mortgage made or assumed at time of purchase.....	142,638	120,141	22,497	4,444	3,861	2,474	2,042	135,734	114,255	21,483
Less than 50 percent.....	37,114	27,335	9,779	14	14	59	59	37,042	27,263	9,779
50 to 59 percent.....	25,135	20,866	4,269	332	16	14	...	24,790	20,850	3,939
60 to 64 percent.....	11,896	10,478	1,418	62	45	47	47	11,788	10,388	1,401
65 to 69 percent.....	12,800	11,618	1,182	212	67	118	109	12,470	11,442	1,029
70 to 74 percent.....	10,341	8,702	1,639	466	466	654	245	9,220	7,991	1,230
75 to 79 percent.....	8,513	7,918	595	510	470	18	18	7,990	7,432	555
80 to 84 percent.....	7,583	6,638	945	639	639	101	101	6,841	5,898	945
85 to 89 percent.....	8,877	8,495	382	773	733	48	48	8,058	7,717	342
90 to 94 percent.....	4,586	4,321	265	772	772	585	585	3,232	2,967	265
95 to 99 percent.....	1,160	1,160	...	232	232	215	215	714	714	...
100 percent or more.....	6,950	5,898	1,052	202	202	506	506	6,246	5,193	1,052
Purchase price not reported or property not acquired by purchase.....	7,683	6,712	971	230	205	109	109	7,343	6,400	946
Median percent.....	62	64	52	84	86	...	...	61	63	51
<b>TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>										
Properties with first mortgage made or assumed at time of purchase.....	142,638	120,141	22,497	4,444	3,861	2,474	2,042	135,734	114,255	21,483
Less than 50 percent.....	28,362	27,335	1,027	14	14	59	59	28,289	27,263	1,027
50 to 59 percent.....	22,234	20,866	1,368	16	16	...	...	22,239	20,850	1,388
60 to 64 percent.....	12,782	10,478	2,304	45	45	61	47	12,676	10,388	2,291
65 to 69 percent.....	13,513	11,618	1,895	67	67	109	109	13,332	11,442	1,895
70 to 74 percent.....	10,611	8,702	1,909	483	466	245	245	9,885	7,991	1,892
75 to 79 percent.....	11,008	7,918	3,090	930	470	18	18	10,063	7,432	2,631
80 to 84 percent.....	8,840	6,638	2,202	645	639	110	101	8,082	5,898	2,187
85 to 89 percent.....	10,532	8,495	2,037	733	733	48	48	9,754	7,717	2,037
90 to 94 percent.....	5,345	4,321	1,024	784	772	585	585	3,977	2,967	1,012
95 to 99 percent.....	2,284	1,160	1,124	254	232	624	215	1,404	714	693
100 percent or more.....	9,436	5,898	3,538	242	202	506	506	8,690	5,193	3,499
Purchase price not reported or property not acquired by purchase.....	7,683	6,712	971	230	205	109	109	7,343	6,400	946
Median percent.....	67	64	79	84	86	...	...	65	63	78
<b>TYPE OF OWNER</b>										
Individual.....	208,689	184,009	24,680	1,226	968	1,977	1,954	205,489	181,090	24,400
Partnership.....	16,364	14,075	2,289	469	469	562	153	15,334	13,454	1,880
Corporation.....	34,692	28,723	5,969	2,819	2,486	16	16	31,859	26,222	5,636
<b>ORIGIN AND PURPOSE OF FIRST MORTGAGE</b>										
Mortgage made or assumed at time property acquired.....	142,615	120,125	22,490	4,438	3,856	2,471	2,039	135,713	114,231	21,479
Mortgage refinanced or renewed.....	84,286	76,246	8,040	62	62	84	84	84,137	76,097	8,040
To increase loan for improvements or repairs.....	16,472	14,888	1,584	38	38	54	54	16,380	14,795	1,584
To increase loan for other reasons.....	7,613	7,043	570	6	6	24	24	7,584	7,013	570
To secure better terms.....	21,014	18,800	2,214	1	1	...	...	21,010	18,799	2,214
To renew or extend loan without increasing amount.....	33,897	30,874	3,023	13	13	6	6	33,877	30,853	3,023
For other purpose.....	5,290	4,641	649	4	4	...	...	5,286	4,637	649
Mortgage placed later than acquisition of property.....	32,875	30,456	2,419	14	4	...	...	32,857	30,450	2,409
To make improvements or repairs.....	16,830	15,271	1,559	14	4	...	...	16,815	15,266	1,549
To invest in other properties.....	5,386	5,280	106	...	...	...	...	5,385	5,280	106
To invest in business other than real estate.....	2,324	2,120	204	...	...	...	...	2,324	2,120	204
For other purpose.....	8,335	7,785	550	...	...	...	...	8,333	7,784	550
<b>LENDER OF REFINANCED OR RENEWED MORTGAGE</b>										
Total refinanced or renewed mortgages.....	84,286	76,246	8,040	62	62	84	84	84,137	76,097	8,040
Same lender.....	61,272	55,882	5,390	58	58	60	60	61,152	55,761	5,390
Different lender.....	23,014	20,364	2,650	4	4	24	24	22,985	20,336	2,650

RESIDENTIAL FINANCING

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage				Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA		VA		Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	Total	With no second mortgage			
Properties with 90 percent or more of dwelling units in rental market for entire year, with rental receipts <sup>1</sup> reported.....	201,299	178,138	23,161	2,434	2,372	1,861	1,852	197,004	173,934	23,088
REAL ESTATE TAXES PER \$1,000 OF MARKET VALUE										
Less than \$2.50.....	3,477	3,139	338	63	63	54	54	3,363	3,023	338
\$2.50 to \$4.99.....	3,777	3,406	371	312	312	7	7	3,456	3,087	371
\$5.00 to \$7.49.....	7,036	6,058	978	585	585	38	38	6,409	5,434	978
\$7.50 to \$9.99.....	9,388	7,928	1,460	149	149	40	40	9,196	7,739	1,460
\$10.00 to \$12.49.....	14,669	13,024	1,645	233	203	294	294	14,148	12,530	1,618
\$12.50 to \$14.99.....	14,767	12,876	1,891	305	305	403	403	14,059	12,169	1,891
\$15.00 to \$17.49.....	15,892	14,189	1,703	142	142	218	218	15,530	13,828	1,703
\$17.50 to \$19.99.....	11,868	10,453	1,415	125	93	5	5	11,737	10,356	1,381
\$20.00 to \$24.99.....	25,033	23,143	1,890	178	178	161	152	24,693	22,811	1,881
\$25.00 or more.....	77,331	68,317	9,014	100	100	606	606	76,628	67,615	9,014
Taxes not payable in 1949 <sup>2</sup> .....	803	777	26	148	148	...	...	...	628	26
Taxes or value not reported.....	17,267	14,834	2,433	91	91	36	36	17,134	14,707	2,433
Median taxes.....dollars..	22.15	22.20	21.44	...	...	...	...	22.37	22.44	21.52
MONTHLY TOTAL RENTAL RECEIPTS <sup>1</sup> PER DWELLING UNIT										
Less than \$20.....	30,645	27,974	2,671	35	35	348	348	30,298	27,592	2,671
\$20 to \$29.....	54,972	50,226	4,746	48	48	815	806	54,107	49,373	4,736
\$30 to \$39.....	51,477	44,203	7,274	64	42	230	230	51,182	43,933	7,252
\$40 to \$49.....	31,667	27,045	4,622	106	106	468	468	31,098	26,477	4,622
\$50 to \$59.....	14,075	12,576	1,499	161	151	...	...	13,912	12,426	1,489
\$60 to \$69.....	7,775	6,528	1,247	377	353	...	...	7,398	6,178	1,222
\$70 to \$79.....	4,272	3,514	758	348	348	...	...	3,927	3,168	758
\$80 to \$89.....	2,578	2,532	46	467	461	...	...	2,112	2,072	40
\$90 to \$99.....	1,612	1,518	94	297	297	...	...	1,316	1,223	94
\$100 or more.....	2,226	2,022	204	531	531	...	...	1,694	1,492	204
Median receipts.....dollars..	32	32	35	...	...	...	...	32	32	35
MONTHLY RESIDENTIAL RENTAL RECEIPTS <sup>1</sup> PER DWELLING UNIT										
Less than \$20.....	36,632	33,337	3,293	35	35	348	348	36,246	32,955	3,293
\$20 to \$29.....	59,150	54,229	4,921	48	48	1,017	1,008	58,088	53,172	4,921
\$30 to \$39.....	53,431	45,612	7,819	64	42	180	180	53,185	45,392	7,798
\$40 to \$49.....	28,056	23,775	4,281	106	106	314	314	27,640	23,360	4,281
\$50 to \$59.....	11,260	9,986	1,274	161	151	...	...	11,099	9,835	1,264
\$60 to \$69.....	5,661	4,788	873	377	353	...	...	5,282	4,438	848
\$70 to \$79.....	2,452	1,992	460	349	349	...	...	2,105	1,644	460
\$80 to \$89.....	2,138	2,097	41	466	460	...	...	1,674	1,639	35
\$90 to \$99.....	677	586	91	297	297	...	...	381	290	91
\$100 or more.....	1,836	1,732	104	531	531	...	...	1,305	1,201	104
Median receipts.....dollars..	30	30	34	...	...	...	...	30	30	34
TOTAL RENTAL RECEIPTS <sup>1</sup> AS PERCENT OF MARKET VALUE										
Less than 5 percent.....	9,194	8,096	1,098	12	12	182	182	8,997	7,902	1,098
5 to 9 percent.....	49,998	43,795	6,203	978	978	193	184	48,831	42,638	6,193
10 to 14 percent.....	69,992	63,449	6,543	1,294	1,231	772	772	67,923	61,448	6,481
15 to 19 percent.....	33,800	28,723	5,077	48	48	422	422	33,326	28,255	5,077
20 to 24 percent.....	14,549	13,298	1,251	12	12	92	92	14,442	13,194	1,251
25 to 29 percent.....	4,604	4,205	399	...	...	163	163	4,441	4,042	399
30 to 34 percent.....	2,991	2,471	520	...	...	...	...	2,992	2,471	520
35 to 39 percent.....	599	597	2	4	4	...	...	595	593	2
40 percent or more.....	1,803	1,708	95	...	...	...	...	1,803	1,708	95
Market value not reported.....	13,723	11,748	1,975	84	84	36	36	13,601	11,628	1,975
Median percent.....	12	12	13	...	...	...	...	12	12	13
RESIDENTIAL RECEIPTS AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>										
Less than 50 percent.....	4,921	4,128	793	...	...	14	14	4,904	4,114	793
50 to 79 percent.....	21,411	19,681	1,730	...	...	228	228	21,183	19,453	1,730
80 to 89 percent.....	10,258	8,936	1,322	...	...	123	123	10,137	8,814	1,322
90 to 99 percent.....	4,671	3,841	830	14	14	...	...	4,657	3,827	830
100 percent.....	160,052	141,576	18,476	2,415	2,353	1,495	1,486	156,142	137,738	18,404
REAL ESTATE TAXES PER DWELLING UNIT										
Properties with at least 90 percent of their revenues from residential units.....	164,857	145,477	19,380	2,433	2,371	1,495	1,486	160,921	141,625	19,308
Less than \$20.....	12,343	10,612	1,731	25	25	68	68	12,249	10,520	1,731
\$20 to \$39.....	35,118	31,950	3,168	128	128	818	818	34,174	31,005	3,168
\$40 to \$59.....	37,098	33,124	3,974	413	413	281	272	36,399	32,435	3,965
\$60 to \$79.....	27,207	23,454	3,753	596	549	34	34	26,576	22,871	3,706
\$80 to \$99.....	21,853	18,954	2,899	349	340	118	118	21,387	18,499	2,889
\$100 to \$119.....	10,369	8,768	1,601	246	240	60	60	10,061	8,467	1,595
\$120 to \$139.....	5,678	5,261	417	130	130	116	116	5,433	5,017	417
\$140 to \$159.....	4,593	3,830	763	105	105	...	...	4,488	3,727	763
\$160 to \$199.....	3,485	3,235	250	70	70	...	...	3,416	3,167	250
\$200 to \$299.....	1,910	1,571	339	201	201	...	...	1,707	1,369	339
\$300 or more.....	920	902	18	1	1	...	...	919	901	18
Taxes not payable in 1949.....	806	799	7	148	148	...	...	658	651	7
Taxes not reported.....	3,477	3,017	460	21	21	...	...	3,454	2,996	460
Median taxes.....dollars..	53	52	58	...	...	...	...	53	52	58

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

<sup>2</sup> Properties for which taxes were not payable in 1949 and for which market value was not reported are included in the figures for "Taxes or value not reported."

RENTAL PROPERTIES WITH 5 TO 49 UNITS

Table 3.—PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties. Median not shown where number of sample cases reported is less than 100]

Subject	Total mortgaged properties			Properties with government-insured first mortgage				Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	FHA		VA		Total	With no second mortgage	With conventional second mortgage
				Total	With no second mortgage	Total	With no second mortgage			
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>										
Properties with both interest and principal in first mortgage payments.....	177,288	156,204	21,084	2,432	2,369	1,861	1,852	172,990	151,986	21,013
Less than 30 percent.....	50,632	48,711	1,921	105	105	448	448	50,084	48,161	1,921
30 to 39 percent.....	33,838	31,244	2,594	855	855	123	123	32,858	30,264	2,594
40 to 49 percent.....	28,081	24,080	4,001	756	756	105	105	27,218	23,220	4,001
50 to 59 percent.....	18,418	15,724	2,694	508	473	470	470	17,438	14,780	2,660
60 to 69 percent.....	14,325	11,005	3,320	82	60	43	43	14,199	10,903	3,298
70 to 79 percent.....	8,723	7,286	1,437	73	67	25	16	8,625	7,205	1,422
80 to 89 percent.....	6,166	5,089	1,077	18	18	341	341	5,810	4,730	1,077
90 to 99 percent.....	3,368	2,486	882	...	...	41	41	3,325	2,445	882
100 percent or more.....	13,737	10,579	3,158	35	35	265	265	13,433	10,278	3,158
Median percent.....	41	39	58	...	...	...	...	41	39	57
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup> LESS REAL ESTATE TAXES</b>										
Properties with both interest and principal in first mortgage payments.....	177,288	156,204	21,084	2,432	2,369	1,861	1,852	172,990	151,986	21,013
Less than 30 percent.....	29,726	28,295	1,431	98	98	339	339	29,291	27,861	1,431
30 to 39 percent.....	29,054	28,009	1,045	486	486	143	143	28,424	27,380	1,045
40 to 49 percent.....	27,300	24,747	2,553	710	710	142	142	26,445	23,895	2,553
50 to 59 percent.....	19,182	16,050	3,132	658	633	50	50	18,470	15,368	3,107
60 to 69 percent.....	17,454	14,899	2,555	137	127	464	464	16,852	14,306	2,545
70 to 79 percent.....	12,286	10,348	1,938	84	84	26	26	12,176	10,239	1,938
80 to 89 percent.....	9,598	7,488	2,110	38	10	7	7	9,550	7,471	2,082
90 to 99 percent.....	6,166	5,001	1,165	14	14	84	84	6,046	4,904	1,145
100 percent or more.....	22,869	18,051	4,818	41	41	603	596	22,222	17,415	4,809
Taxes not payable in 1949 or not reported.....	3,673	3,316	357	166	166	...	...	3,514	3,147	358
Median percent.....	50	48	69	...	...	...	...	50	48	69

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

Chapter 9

## RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE

Tables 1 to 3 present statistics for the United States, by government insurance status of the mortgage. Tables 4 to 16 and corresponding tables with suffix letter "a" present data for the United States for all mortgages and for conventional mortgages, respectively. The tables are numbered to correspond with tables containing essentially the same subjects in all chapters.

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Table 1.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: MORTGAGE LOAN AND OUTSTANDING DEBT ON PROPERTY, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950

Subject	Total		Properties with FHA-insured first mortgages		Properties with conventional first mortgages		Subject	Total		Properties with FHA-insured first mortgages		Properties with conventional first mortgages	
	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)		Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)	Number of mortgaged properties	Total outstanding debt on property (thousands of dollars)
Total.....	11,123	3,177,010	1,035	916,750	10,085	2,260,260	TOTAL OUTSTANDING DEBT ON PROPERTY						
Average debt per property.....	...	285.6	...	885.7	...	224.1	Less than \$50,000.....	1,020	28,600	2	80	1,018	28,520
TOTAL MORTGAGE LOAN ON PROPERTY							\$50,000 to \$99,999.....	1,541	114,330	8	660	1,533	113,670
Less than \$50,000.....	654	14,860	...	...	654	14,860	\$100,000 to \$149,999...	2,115	263,470	10	1,390	2,105	262,080
\$50,000 to \$99,999.....	1,304	79,550	...	...	1,304	79,550	\$150,000 to \$199,999...	1,717	297,210	29	4,850	1,689	292,360
\$100,000 to \$149,999...	1,897	207,150	5	520	1,892	206,630	\$200,000 to \$299,999...	1,903	414,010	86	22,260	1,818	391,750
\$150,000 to \$199,999...	1,755	268,840	26	4,210	1,729	264,630	\$300,000 to \$499,999...	1,437	522,160	213	86,780	1,224	435,380
\$200,000 to \$299,999...	2,056	419,410	49	10,010	2,007	409,400	\$500,000 to \$699,999...	565	323,930	243	135,650	322	188,280
\$300,000 to \$499,999...	1,805	537,490	229	84,700	1,576	452,790	\$700,000 to \$999,999...	362	298,660	171	142,040	192	156,620
\$500,000 to \$699,999...	712	369,810	264	142,170	448	227,640	\$1,000,000 or more.....	466	914,640	274	523,040	192	391,600
\$700,000 to \$999,999...	417	313,820	173	136,940	245	176,880	Median debt...dollars..	175,000	...	639,000	...	161,000	...
\$1,000,000 or more.....	525	966,080	290	538,200	237	427,880							
Median loan...dollars..	198,000	...	657,000	...	184,000	...							

Table 2.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950

[Outstanding debt in thousands of dollars, and number of mortgages]

Subject	Total first mortgages			FHA-insured first mortgages		Conventional first mortgages			Total junior mortgages
	Total	With no second mortgage	With second mortgage	Total FHA first mortgages	With no second mortgage	Total	With no second mortgage	With conventional second mortgage	
Amount of outstanding debt (thousands of dollars)									
Total outstanding debt.....	3,054,740	2,543,540	511,200	914,780	893,730	2,139,960	1,649,810	490,150	122,880
Average debt per mortgage.....	274.6	295.0	204.5	883.8	874.5	212.2	217.1	197.1	44.2
TYPE OF MORTGAGE HOLDER									
Commercial bank or trust company.....	215,610	186,210	29,400	128,660	127,750	86,950	58,460	28,490	6,370
Partial savings bank.....	1,088,860	869,230	219,630	192,790	192,790	896,070	676,440	219,630	2,430
Savings and loan association.....	27,330	21,460	5,870	7,750	7,750	19,580	13,710	5,870	950
Life insurance company.....	1,437,750	1,228,860	208,890	503,250	483,110	934,500	745,750	188,750	4,090
Mortgage company.....	46,690	38,460	8,230	20,870	20,870	25,820	17,590	8,230	2,260
Federal National Mortgage Association.....	4,180	4,180	...	4,180	4,180	...	...	...	...
Individual.....	34,960	20,950	14,010	...	...	34,960	20,950	14,010	76,850
Other.....	199,360	174,190	25,170	57,280	57,280	142,080	116,910	25,170	29,930
MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER									
Purchased.....	976,360	829,130	147,230	397,720	394,710	578,640	434,420	144,220	20,070
Originated.....	2,078,380	1,714,410	363,970	517,060	499,020	1,561,320	1,215,390	345,930	102,810
ORIGIN OF FIRST MORTGAGE									
Mortgage made or assumed at time property acquired	1,814,650	1,525,600	289,050	860,000	838,950	954,650	686,650	268,000	...
Mortgage refinanced or renewed.....	1,083,280	876,360	206,920	49,360	49,360	1,033,920	827,000	206,920	...
Mortgage placed later than acquisition of property	156,810	141,580	15,230	5,420	5,420	151,390	136,160	15,230	...
AMORTIZATION									
Fully amortized.....	1,273,150	1,193,460	79,690	914,780	893,730	358,370	299,730	58,640	21,220
Partially amortized.....	1,683,190	1,264,930	418,260	...	...	1,683,190	1,264,930	418,260	60,190
Not amortized.....	72,850	63,900	8,950	...	...	72,850	63,900	8,950	19,270
On demand.....	25,550	21,250	4,300	...	...	25,550	21,250	4,300	22,800
Regular principal payments required.....	19,790	15,790	4,000	...	...	19,790	15,790	4,000	1,730
No regular principal payments required.....	5,760	5,460	300	...	...	5,760	5,460	300	20,470
CURRENT STATUS OF PAYMENTS									
Ahead or up-to-date in scheduled payments.....	3,005,700	2,501,270	504,430	888,170	867,120	2,117,530	1,634,150	483,380	104,100
Delinquent:									
Foreclosure in process.....	8,120	5,960	2,160	5,960	5,960	2,160	...	2,160	120
Foreclosure not in process.....	38,000	33,590	4,410	20,650	20,650	17,350	12,940	4,410	3,000
No regular payments required.....	2,920	2,720	200	...	...	2,920	2,720	200	15,660
YEAR MORTGAGE MADE OR ASSUMED									
1950 (part).....	426,630	334,760	91,870	154,470	152,370	272,160	182,390	89,770	26,220
1949.....	843,990	718,150	125,840	358,720	343,630	485,270	374,520	110,750	24,760
1948.....	556,080	483,720	72,360	207,850	206,940	348,230	276,780	71,450	16,410
1947.....	400,090	313,990	86,100	65,620	65,620	334,470	248,370	86,100	10,690
1946.....	259,300	200,330	58,970	25,630	22,680	233,670	177,650	56,020	11,040
1942 to 1945.....	406,180	343,560	62,620	92,320	92,320	313,860	251,240	62,620	20,680
1940 to 1941.....	91,700	86,170	5,530	3,440	3,440	88,260	82,730	5,530	2,780
1935 to 1939.....	55,950	50,420	5,530	6,730	6,730	49,220	43,690	5,530	2,910
1930 to 1934.....	10,090	9,880	210	...	...	10,090	9,880	210	3,710
1929 or earlier.....	4,730	2,560	2,170	...	...	4,730	2,560	2,170	3,680

RESIDENTIAL FINANCING

Table 2.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950-Con.

[Outstanding debt in thousands of dollars, and number of mortgages]

Subject	Total first mortgages			FHA-insured first mortgages		Conventional first mortgages			Total junior mortgages
	Total	With no second mortgage	With second mortgage	Total FHA first mortgages	With no second mortgage	Total	With no second mortgage	With conventional second mortgage	
Amount of outstanding debt (thousands of dollars)									
YEAR MORTGAGE DUE									
On demand.....	25,550	21,250	4,300	...	...	25,550	21,250	4,300	21,910
Fully amortized.....	1,273,150	1,193,460	79,690	914,780	893,730	358,370	299,730	58,640	21,220
Past due.....	1,540	1,440	100	...	...	...	...	...	...
1950 to 1951.....	7,570	7,580	4,990	700	700	1,540	1,440	100	1,140
1952 to 1953.....	8,190	6,730	1,460	960	960	6,870	1,890	4,990	2,350
1954 to 1955.....	10,110	7,750	2,360	470	470	7,230	5,770	1,460	3,230
1956 to 1957.....	20,630	13,360	5,270	1,570	1,570	9,640	7,280	2,360	7,150
1958 to 1959.....	107,880	85,670	22,210	1,090	1,090	19,060	15,790	5,270	1,490
1960 to 1964.....	134,890	120,820	14,070	17,080	17,080	106,790	84,580	22,210	2,870
1965 to 1969.....	160,230	155,280	4,950	104,420	103,510	117,810	103,740	14,070	1,990
1970 to 1974.....	822,110	797,830	24,280	788,490	768,350	35,820	51,770	4,040	1,400
1975 or later.....	...	...	...	...	...	33,620	29,480	4,140	...
Partially or not amortized.....	1,756,040	1,328,830	427,210	...	...	1,756,040	1,328,830	427,210	79,750
Past due.....	3,120	1,290	1,830	...	...	3,120	1,290	1,830	1,750
1950 to 1951.....	158,380	130,830	27,550	...	...	158,380	130,830	27,550	11,180
1952 to 1953.....	186,190	139,820	46,370	...	...	186,190	139,820	46,370	14,590
1954 to 1955.....	251,860	168,100	83,760	...	...	251,860	168,100	83,760	11,120
1956 to 1957.....	292,760	205,020	87,740	...	...	292,760	205,020	87,740	15,070
1958 to 1959.....	423,750	328,090	95,660	...	...	423,750	328,090	95,660	13,060
1960 to 1964.....	299,150	226,590	72,560	...	...	299,150	226,590	72,560	8,590
1965 to 1969.....	78,740	68,890	9,850	...	...	78,740	68,890	9,850	4,140
1970 to 1974.....	11,070	10,220	850	...	...	11,070	10,220	850	290
1975 or later.....	51,020	49,980	1,040	...	...	51,020	49,980	1,040	...
INTEREST RATE									
Less than 3.0 percent.....	63,160	62,710	450	5,000	5,000	58,160	57,710	450	5,910
3.0 percent.....	69,910	62,090	7,820	3,660	3,660	66,250	58,430	7,820	4,870
3.1 to 3.5 percent.....	278,480	244,050	34,430	66,660	64,560	211,820	179,490	32,330	3,180
3.6 to 3.9 percent.....	119,360	107,400	11,960	28,580	28,580	90,780	78,820	11,960	...
4.0 percent.....	1,875,210	1,573,260	301,950	778,370	759,420	1,096,840	813,840	283,000	18,130
4.1 to 4.4 percent.....	132,590	111,880	20,710	7,100	7,100	125,490	104,780	20,710	480
4.5 percent.....	435,460	330,140	105,320	25,410	25,410	410,050	304,730	105,320	12,920
4.6 to 5.0 percent.....	66,350	43,610	22,740	...	...	66,350	43,610	22,740	49,340
5.1 to 5.5 percent.....	4,350	3,910	440	...	...	4,350	3,910	440	3,220
5.6 to 6.0 percent.....	9,420	4,040	5,380	...	...	9,420	4,040	5,380	23,410
6.1 percent or more.....	450	450	...	...	...	450	450	...	1,410
MORTGAGE LOAN									
Less than \$50,000.....	17,450	12,290	5,200	...	...	17,450	12,250	5,200	36,600
\$50,000 to \$99,999.....	93,830	69,620	24,210	...	...	93,830	69,620	24,210	30,560
\$100,000 to \$149,999.....	229,020	155,270	73,750	520	520	228,500	154,750	73,750	15,920
\$150,000 to \$199,999.....	260,320	188,890	71,430	4,210	4,210	256,110	184,680	71,430	13,040
\$200,000 to \$299,999.....	369,410	273,480	95,930	10,010	10,010	359,400	265,470	95,930	11,590
\$300,000 to \$499,999.....	512,860	432,760	80,100	84,700	84,700	428,160	348,060	80,100	7,470
\$500,000 to \$699,999.....	338,400	295,230	43,170	141,950	138,940	196,450	156,290	40,160	3,600
\$700,000 to \$999,999.....	299,910	276,470	23,440	136,940	136,940	162,970	139,530	23,440	1,660
\$1,000,000 or more.....	933,540	839,570	93,970	536,450	518,410	397,990	321,160	79,930	2,480
OUTSTANDING DEBT									
Less than \$50,000.....	28,230	22,310	5,920	80	80	28,150	22,230	5,920	42,650
\$50,000 to \$99,999.....	142,590	100,080	42,510	660	660	141,930	99,420	42,510	31,720
\$100,000 to \$149,999.....	280,160	194,940	85,220	1,390	1,390	278,770	193,550	85,220	19,000
\$150,000 to \$199,999.....	255,380	198,940	56,440	4,850	4,850	250,530	194,090	56,440	5,710
\$200,000 to \$299,999.....	378,590	280,540	98,050	22,260	22,260	356,330	258,280	98,050	11,520
\$300,000 to \$499,999.....	488,690	419,400	69,290	86,780	86,780	401,910	332,620	69,290	6,380
\$500,000 to \$699,999.....	313,270	270,940	42,330	135,430	132,420	177,840	138,520	39,320	2,690
\$700,000 to \$999,999.....	285,950	255,480	30,470	142,040	142,040	143,910	113,440	30,470	730
\$1,000,000 or more.....	881,880	800,910	80,970	521,290	503,250	360,590	297,660	62,930	2,480
Number of mortgages									
Total mortgages.....	11,123	8,623	2,500	1,035	1,022	10,085	7,601	2,487	2,779
TYPE OF MORTGAGE HOLDER									
Commercial bank or trust company.....	678	550	128	178	176	501	375	126	165
Mutual savings bank.....	4,986	3,688	1,298	238	238	4,748	3,450	1,298	56
Savings and loan association.....	161	138	23	12	12	149	126	23	19
Life insurance company.....	4,047	3,296	751	516	505	3,532	2,792	740	41
Mortgage company.....	148	115	33	22	22	126	93	33	70
Federal National Mortgage Association.....	9	9	...	9	9	...	...	...	...
Individual.....	456	313	143	...	...	456	313	143	1,767
Other.....	640	518	122	61	61	578	456	122	661
MANNER MORTGAGE ACQUIRED BY PRESENT HOLDER									
Purchased.....	3,848	2,986	862	478	472	3,370	2,514	856	479
Originated.....	7,273	5,637	1,636	558	551	6,715	5,086	1,629	2,300
FORM OF DEBT									
Mortgage or deed of trust.....	10,995	8,513	2,482	1,035	1,022	9,958	7,489	2,469	2,756
Contract to purchase.....	127	111	16	...	...	127	111	16	23
SERVICE OF MORTGAGE									
Hold and service mortgage.....	9,483	7,179	2,304	604	595	8,879	6,584	2,295	2,614
Hold mortgage only.....	1,639	1,445	194	431	427	1,208	1,018	190	165

RENTAL PROPERTIES WITH 50 UNITS OR MORE

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Table 2.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950—Con.

[Outstanding debt in thousands of dollars, and number of mortgages]

Subject	Total first mortgages			FHA-insured first mortgages		Conventional first mortgages			Total Junior mortgages
	Total	With no second mortgage	With second mortgage	Total FHA first mortgages	With no second mortgage	Total	With no second mortgage	With conventional second mortgage	
Number of mortgages									
AMORTIZATION									
Fully amortized.....	3,025	2,638	387	1,035	1,022	1,990	1,616	374	612
Partially amortized.....	7,610	5,566	2,044	...	...	7,610	5,566	2,044	1,486
Not amortized.....	301	266	3	...	...	301	266	35	332
On demand.....	185	153	32	...	...	185	153	32	411
Regular principal payments required.....	133	109	24	...	...	133	109	24	41
No regular principal payments required.....	52	44	8	...	...	52	44	8	370
FREQUENCY OF INTEREST PAYMENT									
Monthly.....	3,722	3,155	567	1,035	1,022	2,686	2,132	554	1,270
Quarterly, semi-annually or annually.....	7,388	5,458	1,930	...	...	7,388	5,458	1,930	1,223
Other regular interval.....	4	4	...	...	...	4	4	...	5
No regular payment.....	8	7	1	...	...	8	7	1	281
FREQUENCY OF PRINCIPAL PAYMENT									
Monthly.....	3,659	3,098	561	1,035	1,022	2,623	2,075	548	1,137
Quarterly, semi-annually or annually.....	7,085	5,193	1,892	...	...	7,085	5,193	1,892	919
Other regular interval.....	4	4	...	...	...	4	4	...	8
No regular payment.....	375	330	45	...	...	375	330	45	715
METHOD OF PAYMENT									
Interest and principal at same time in constant total amount.....	7,212	5,765	1,447	1,031	1,018	6,180	4,746	1,434	828
Interest and principal at same time in increasing or decreasing total amount.....	3,452	2,461	991	...	...	3,448	2,457	991	1,162
Payment of interest only.....	359	316	43	...	...	359	316	43	466
Interest and principal at different times, or principal only.....	105	83	22	...	...	105	83	22	71
No regular interest or principal payments.....	8	7	1	...	...	8	7	1	257
CURRENT STATUS OF PAYMENTS									
Ahead or up-to-date in scheduled payments.....	11,041	8,556	2,485	1,018	1,006	10,033	7,560	2,443	2,470
Delinquent:									
Foreclosure in process.....	10	7	3	7	7	3	...	3	1
Foreclosure not in process.....	77	61	16	18	18	59	43	16	57
No regular payments required.....	8	7	1	...	...	8	7	1	257
YEAR MORTGAGE MADE OR ASSUMED									
1950 (part).....	1,404	924	490	120	116	1,284	818	466	600
1949.....	2,278	1,858	420	282	276	1,896	1,482	414	710
1948.....	1,831	1,511	320	224	222	1,607	1,289	318	329
1947.....	1,609	1,158	451	57	57	1,553	1,102	451	315
1946.....	1,217	921	266	39	38	1,178	913	265	254
1942 to 1945.....	2,066	1,565	501	181	181	1,885	1,384	501	420
1940 to 1941.....	472	431	41	12	12	460	419	41	40
1940 to 1941.....	172	147	25	21	21	151	126	25	65
1935 to 1939.....	49	48	1	...	...	49	48	1	43
1930 to 1934.....	31	27	4	...	...	31	27	4	66
1929 or earlier.....									
TERM OF MORTGAGE									
On demand.....	185	153	32	...	...	185	153	32	411
Less than 5 years.....	719	477	242	...	...	719	477	242	637
5 to 9 years.....	2,039	1,276	763	...	...	2,039	1,276	763	1,021
10 to 12 years.....	4,752	3,642	1,110	...	...	4,752	3,642	1,110	549
13 to 14 years.....	178	141	37	2	2	176	139	37	25
15 years.....	1,398	1,219	179	3	3	1,395	1,216	179	40
16 to 19 years.....	202	170	32	7	7	195	163	32	25
20 years.....	443	384	59	11	11	432	373	59	57
21 to 24 years.....	70	63	7	24	22	46	41	5	9
25 years.....	116	106	1	39	39	77	67	10	...
26 years or more.....	1,023	995	28	949	938	73	56	17	6
Median term.....years..	11	12	10	26	26	11	11	10	7
YEAR MORTGAGE DUE									
On demand.....	185	153	32	...	...	185	153	32	407
Fully amortized.....	3,030	2,642	388	1,036	1,023	1,993	1,618	375	614
Past due.....	...	...	...	...	...	...	...	...	...
1950 to 1951.....	9	8	1	...	...	9	8	1	201
1952 to 1953.....	121	67	54	4	4	117	63	54	98
1954 to 1955.....	131	113	18	1	1	130	112	18	98
1956 to 1957.....	137	110	27	1	1	136	109	27	74
1958 to 1959.....	232	186	46	6	6	226	180	46	41
1960 to 1964.....	774	625	149	6	6	768	619	149	61
1965 to 1969.....	493	439	54	51	51	442	388	54	27
1970 to 1974.....	299	286	13	191	185	108	101	7	14
1975 or later.....	834	808	26	776	769	57	38	19	...
Partially or not amortized.....	7,912	5,834	2,078	...	...	7,912	5,834	2,078	1,760
Past due.....	8	3	5	...	...	8	3	5	33
1950 to 1951.....	882	711	171	...	...	882	711	171	347
1952 to 1953.....	1,401	1,110	291	...	...	1,401	1,110	291	437
1954 to 1955.....	1,339	789	550	...	...	1,339	789	550	273
1956 to 1957.....	1,452	981	471	...	...	1,452	981	471	297
1958 to 1959.....	1,628	1,288	340	...	...	1,628	1,288	340	246
1960 to 1964.....	1,021	805	216	...	...	1,021	805	216	101
1965 to 1969.....	197	129	28	...	...	157	129	28	22
1970 to 1974.....	14	11	3	...	...	14	11	3	4
1975 or later.....	10	7	3	...	...	10	7	3	...

RESIDENTIAL FINANCING

Table 2.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: CHARACTERISTICS OF FIRST AND JUNIOR MORTGAGES, BY GOVERNMENT INSURANCE STATUS, FOR THE UNITED STATES: 1950--Con.

[Outstanding debt in thousands of dollars, and number of mortgages]

Subject	Total first mortgages			FHA-insured first mortgages		Conventional first mortgages			Total Junior mortgages
	Total	With no second mortgage	With second mortgage	Total FHA first mortgage	With no second mortgage	Total	With no second mortgage	With conventional second mortgage	
Number of mortgages									
<b>INTEREST RATE</b>									
Less than 3.0 percent.....	30	29	1	3	3	27	26	1	104
3.0 percent.....	175	152	23	4	4	171	148	23	51
3.1 to 3.5 percent.....	1,019	902	117	97	93	921	808	113	21
3.6 to 3.9 percent.....	389	343	46	27	27	362	316	46	...
4.0 percent.....	5,579	4,374	1,205	852	843	4,729	3,533	1,196	324
4.1 to 4.4 percent.....	430	343	87	9	9	421	334	87	6
4.5 percent.....	2,654	1,897	757	43	43	2,611	1,854	757	252
4.6 to 5.0 percent.....	678	489	189	...	...	678	489	189	1,230
5.1 to 5.5 percent.....	60	56	4	...	...	60	56	4	59
5.6 to 6.0 percent.....	109	39	70	...	...	109	39	70	704
6.1 percent or more.....	1	1	...	...	...	1	1	...	30
Median interest rate.....percent..	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0
<b>MORTGAGE LOAN</b>									
Less than \$50,000.....	777	562	215	...	...	777	562	215	1,866
\$50,000 to \$99,999.....	1,450	1,136	314	...	...	1,450	1,136	314	550
\$100,000 to \$149,999.....	2,062	1,426	636	5	5	2,057	1,421	636	168
\$150,000 to \$199,999.....	1,742	1,253	489	26	26	1,716	1,227	489	99
\$200,000 to \$299,999.....	1,821	1,377	444	49	49	1,773	1,329	444	57
\$300,000 to \$499,999.....	1,708	1,479	229	229	229	1,479	1,250	229	27
\$500,000 to \$699,999.....	650	568	82	264	258	386	310	76	8
\$700,000 to \$999,999.....	395	363	32	173	173	223	191	32	3
\$1,000,000 or more.....	521	463	58	290	283	231	180	51	2
Median loan.....dollars..	186,000	197,000	158,000	657,000	656,000	172,000	177,000	158,000	35,000
<b>OUTSTANDING DEBT</b>									
Less than \$50,000.....	1,085	853	232	2	2	1,083	851	232	2,036
\$50,000 to \$99,999.....	1,872	1,362	510	8	8	1,864	1,354	510	475
\$100,000 to \$149,999.....	2,216	1,547	669	10	10	2,206	1,537	669	159
\$150,000 to \$199,999.....	1,486	1,154	332	29	29	1,458	1,126	332	33
\$200,000 to \$299,999.....	1,765	1,345	420	86	86	1,680	1,260	420	50
\$300,000 to \$499,999.....	1,352	1,171	181	213	213	1,139	958	181	17
\$500,000 to \$699,999.....	546	471	75	243	237	303	234	69	5
\$700,000 to \$999,999.....	346	310	36	171	171	176	140	36	1
\$1,000,000 or more.....	460	416	44	274	267	186	149	37	2
Median debt.....dollars..	163,000	173,000	137,000	639,000	637,000	147,000	152,000	137,000	29,000
<b>MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT</b>									
Mortgages with payments which include both..	10,772	8,316	2,456	1,036	1,023	9,737	7,294	2,443	2,051
Less than \$20.....	7,771	5,716	2,055	131	131	7,641	5,586	2,055	1,983
\$20 to \$24.....	1,118	937	181	115	115	1,003	822	181	32
\$25 to \$29.....	467	397	70	105	103	362	294	68	5
\$30 to \$34.....	389	345	44	198	194	191	151	40	15
\$35 to \$39.....	564	517	47	308	304	256	213	43	6
\$40 to \$44.....	250	224	26	167	164	83	60	23	1
\$45 to \$49.....	72	64	8	6	6	6	5	1	2
\$50 to \$69.....	90	71	19	6	6	84	68	19	5
\$70 or more.....	51	45	6	...	...	51	45	6	2
Median payment.....dollars..	13	14	11	34	34	12	13	11	10
<b>TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS</b>									
Mortgages with payments which include other items.....	1,967	1,788	179	1,036	1,023	931	765	166	...
Less than \$25.....	551	451	100	73	73	478	378	100	...
\$25 to \$29.....	216	188	28	59	59	157	129	28	...
\$30 to \$34.....	148	131	17	71	71	77	60	17	...
\$35 to \$39.....	144	136	8	76	76	68	60	8	...
\$40 to \$44.....	149	142	7	122	117	27	25	2	...
\$45 to \$49.....	149	143	6	117	115	32	28	4	...
\$50 to \$54.....	169	164	5	147	142	22	22	...	...
\$55 to \$59.....	256	253	3	234	234	22	19	3	...
\$60 to \$69.....	145	143	2	123	122	22	21	1	...
\$70 or more.....	39	36	3	13	13	26	23	3	...
Amount for other items not reported.....	1	1	...	1	1	...	...	...	...
Median payment.....dollars..	37	39	...	49	50	24	25	...	...
<b>ITEMS INCLUDED IN PERIODIC PAYMENTS WITH INTEREST AND PRINCIPAL</b>									
Mortgages with payments which include other items.....	1,966	1,787	179	1,035	1,022	931	765	166	...
Real estate taxes, fire and hazard insurance premiums, and mortgage insurance premiums, with:									
No other items.....	129	129	...	129	129	...	...	...	...
Reserve for equipment replacement.....	795	794	1	795	794	...	...	...	...
Other items.....	111	99	12	111	99	...	...	...	...
Real estate taxes, and fire and hazard insurance premiums.....	165	148	17	...	...	165	148	17	...
Real estate taxes.....	684	544	140	...	...	684	544	140	...
Other combinations:									
Including real estate taxes.....	41	35	6	...	...	41	35	6	...
Not including real estate taxes.....	41	38	3	...	...	41	38	3	...



RENTAL PROPERTIES WITH 50 UNITS OR MORE

Table 3.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950

[Number of mortgaged properties]

Subject	Total mortgaged properties			Properties with FHA-insured first mortgage		Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	Total	With no second mortgage	Total	With no second mortgage	With conventional second mortgage
Total properties.....	11,123	8,623	2,500	1,035	1,022	10,085	7,601	2,487
STRUCTURES ON PROPERTY								
1 structure.....	8,315	6,300	2,015	206	206	8,109	6,094	2,015
2 structures or more.....	2,807	2,323	487	829	816	1,974	1,507	474
DWELLING UNITS ON PROPERTY								
50 to 74 dwelling units.....	6,806	5,065	1,741	361	357	6,444	4,708	1,737
75 to 99 dwelling units.....	2,070	1,678	398	155	155	1,922	1,524	398
100 to 199 dwelling units.....	1,750	1,459	291	321	317	1,429	1,142	287
200 to 399 dwelling units.....	382	329	53	162	158	220	171	49
400 to 599 dwelling units.....	87	74	13	32	31	55	43	12
600 dwelling units or more.....	26	22	4	5	5	21	17	4
BUSINESS FLOOR SPACE ON PROPERTY								
None.....	8,290	6,501	1,789	956	947	7,331	5,552	1,780
Less than half.....	2,836	2,125	711	79	75	2,755	2,050	707
YEAR STRUCTURE BUILT <sup>1</sup>								
1950 (part).....	81	79	2	64	64	17	15	2
1949.....	454	426	28	358	351	96	75	21
1948.....	349	317	32	249	247	100	70	30
1947.....	143	128	15	85	81	58	47	11
1946.....	72	49	23	25	25	47	24	23
1942 to 1945.....	369	348	21	192	192	179	158	21
1940 to 1941.....	656	582	74	24	24	633	559	74
1930 to 1939.....	1,795	1,445	350	32	32	1,763	1,413	350
1929 or earlier.....	6,920	5,053	1,867	6	6	6,913	5,047	1,867
Not reported.....	287	198	89	1	1	286	197	89
YEAR STRUCTURE ACQUIRED <sup>1</sup>								
1950 (part).....	626	260	366	105	101	520	159	362
1949.....	1,075	817	258	389	382	686	436	251
1948.....	829	633	196	228	226	601	407	194
1947.....	855	612	243	54	54	801	558	243
1946.....	729	541	188	27	27	701	514	188
1942 to 1945.....	2,222	1,698	524	181	181	2,040	1,518	524
1940 to 1941.....	1,026	924	102	21	21	1,006	904	102
1930 to 1939.....	1,987	1,487	322	25	25	1,962	1,462	322
1929 or earlier.....	2,309	1,100	284	5	5	2,304	1,095	284
Not reported.....	72	55	17	1	1	71	54	17
STRUCTURE NEW OR PREVIOUSLY OCCUPIED WHEN ACQUIRED <sup>1</sup>								
New.....	3,266	2,910	356	933	924	2,333	1,986	347
Previously occupied.....	7,858	5,715	2,143	102	98	7,755	5,616	2,139
PURCHASE PRICE								
Less than \$50,000.....	334	262	72	...	...	334	262	72
\$50,000 to \$99,999.....	340	219	121	...	...	340	219	121
\$100,000 to \$149,999.....	985	745	240	3	3	982	742	240
\$150,000 to \$199,999.....	1,428	1,110	318	8	8	1,420	1,102	318
\$200,000 to \$299,999.....	2,609	1,897	712	41	41	2,568	1,856	712
\$300,000 to \$499,999.....	2,121	1,593	528	185	185	1,936	1,408	528
\$500,000 to \$699,999.....	1,322	1,108	214	245	239	1,078	870	208
\$700,000 to \$999,999.....	497	432	65	166	166	331	266	65
\$1,000,000 or more.....	718	613	105	308	301	410	312	98
Property not acquired by purchase or construction..	109	87	22	...	...	109	87	22
Not reported.....	666	563	103	80	80	585	483	103
Median purchase price.....dollars..	279,000	287,000	261,000	696,000	695,000	263,000	264,000	260,000
MARKET VALUE								
Less than \$50,000.....	146	142	4	...	...	146	142	4
\$50,000 to \$99,999.....	282	189	93	...	...	282	189	93
\$100,000 to \$149,999.....	725	554	171	3	3	722	551	171
\$150,000 to \$199,999.....	1,133	739	394	8	8	1,125	731	394
\$200,000 to \$299,999.....	2,429	1,774	655	6	6	2,422	1,767	655
\$300,000 to \$499,999.....	2,138	1,639	499	152	152	1,988	1,488	499
\$500,000 to \$699,999.....	1,267	1,121	146	250	246	1,018	876	142
\$700,000 to \$999,999.....	526	455	71	150	150	376	305	71
\$1,000,000 or more.....	753	644	109	310	301	443	341	102
Not reported.....	1,728	1,371	357	156	154	1,572	1,217	355
Median market value.....dollars..	299,000	327,000	262,000	740,000	737,000	281,000	289,000	261,000

<sup>1</sup>For properties with more than one structure, reported for structure most recently built.

## RESIDENTIAL FINANCING

Table 3.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties]

Subject	Total mortgaged properties			Properties with FHA-insured first mortgage		Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	Total	With no second mortgage	Total	With no second mortgage	With conventional second mortgage
<b>TOTAL OUTSTANDING DEBT ON PROPERTY AS PERCENT OF MARKET VALUE</b>								
Less than 20 percent.....	470	441	29	4	4	466	437	29
20 to 39 percent.....	1,454	1,379	75	13	13	1,442	1,366	75
40 to 59 percent.....	2,467	2,071	396	84	84	2,383	1,988	396
60 to 69 percent.....	2,116	1,580	536	67	67	2,050	1,513	536
70 to 79 percent.....	1,234	695	539	105	105	1,128	590	539
80 to 84 percent.....	754	414	340	116	115	637	299	339
85 to 89 percent.....	332	218	114	131	126	201	92	109
90 to 94 percent.....	305	259	46	222	221	83	38	45
95 to 99 percent.....	137	113	24	93	89	44	24	20
100 percent or more.....	132	80	43	44	44	88	45	43
Market value not reported.....	1,729	1,372	357	156	154	1,573	1,218	355
Median percent.....	61	57	71	87	87	60	54	71
<b>FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>								
Properties with first mortgage made or assumed at time of purchase.....	4,876	3,533	1,343	983	970	3,893	2,563	1,330
Less than 50 percent.....	388	185	203	3	3	386	182	203
50 to 59 percent.....	362	233	129	3	3	359	230	129
60 to 64 percent.....	531	248	283	...	...	531	248	283
65 to 69 percent.....	568	278	290	4	4	564	274	290
70 to 74 percent.....	595	462	133	14	14	581	448	133
75 to 79 percent.....	402	320	82	25	24	377	296	81
80 to 84 percent.....	435	322	113	86	81	349	241	108
85 to 89 percent.....	397	358	39	158	153	239	205	34
90 to 94 percent.....	296	291	5	190	190	106	101	5
95 to 99 percent.....	293	288	5	233	233	60	55	5
100 percent or more.....	287	279	8	188	186	99	93	6
Purchase price not reported or property not acquired by purchase.....	322	269	53	79	79	242	190	53
Median percent.....	74	79	65	94	94	70	73	65
<b>TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>								
Properties with first mortgage made or assumed at time of purchase.....	4,876	3,533	1,330	983	970	3,893	2,563	1,330
Less than 50 percent.....	207	185	22	3	3	204	182	22
50 to 59 percent.....	298	233	65	3	3	295	230	65
60 to 64 percent.....	249	248	1	...	...	249	248	1
65 to 69 percent.....	314	278	36	4	4	310	274	36
70 to 74 percent.....	599	462	137	14	14	585	448	137
75 to 79 percent.....	599	320	279	24	24	575	296	279
80 to 84 percent.....	690	322	368	82	81	608	241	367
85 to 89 percent.....	520	358	162	155	153	365	205	160
90 to 94 percent.....	355	291	64	194	190	161	101	60
95 to 99 percent.....	328	288	40	237	233	91	55	36
100 percent or more.....	396	279	117	188	186	208	93	115
Purchase price not reported or property not acquired by purchase.....	322	269	53	79	79	242	190	53
Median percent.....	80	79	81	94	94	77	73	81
<b>TYPE OF OWNER</b>								
Individual.....	2,048	1,620	428	12	12	2,033	1,608	428
Partnership.....	1,235	828	407	28	28	1,207	800	407
Corporation.....	7,843	6,178	1,665	995	982	6,850	5,195	1,652
<b>ORIGIN AND PURPOSE OF FIRST MORTGAGE</b>								
Mortgage made or assumed at time property acquired	4,883	3,530	1,353	985	972	3,900	2,559	1,340
Mortgage refinanced or renewed.....	5,261	4,211	1,050	50	50	5,211	4,161	1,050
To increase loan for improvements or repairs....	346	298	48	1	1	345	297	48
To increase loan for other reasons.....	438	354	84	10	10	428	344	84
To secure better terms.....	2,530	2,040	490	27	27	2,503	2,013	490
To renew or extend loan without increasing amount.....	1,793	1,398	395	10	10	1,783	1,388	395
For other purpose.....	154	121	33	2	2	152	119	33
Mortgage placed later than acquisition of property	990	888	102	2	2	988	886	102
To make improvements or repairs.....	291	256	35	2	2	289	254	35
To invest in other properties.....	262	251	11	...	...	262	251	11
To invest in business other than real estate....	18	18	...	...	...	18	18	...
For other purpose.....	419	363	56	...	...	419	363	56
<b>LENDER OF REFINANCED OR RENEWED MORTGAGE</b>								
Total refinanced or renewed mortgages.....	5,261	4,211	1,050	50	50	5,211	4,161	1,050
Same lender.....	2,929	2,385	544	35	35	2,894	2,350	544
Different lender.....	2,332	1,826	506	15	15	2,317	1,811	506

RENTAL PROPERTIES WITH 50 UNITS OR MORE

Table 3.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties]

Subject	Total mortgaged properties			Properties with FHA-insured first mortgage		Properties with conventional first mortgage		
	Total	Total no second mortgage	With second mortgage	Total	With no second mortgage	Total	With no second mortgage	With conventional second mortgage
Properties with 90 percent or more of dwelling units in rental market for entire year with rental receipts <sup>1</sup> reported.....	9,488	7,383	2,105	540	528	8,947	6,855	2,093
REAL ESTATE TAXES PER \$1,000 OF MARKET VALUE								
Less than \$2.50.....	419	390	29	14	10	405	380	25
\$2.50 to \$4.99.....	45	39	6	10	10	35	29	6
\$5.00 to \$7.49.....	59	48	11	17	17	42	31	11
\$7.50 to \$9.99.....	207	142	65	49	49	158	93	65
\$10.00 to \$12.49.....	307	280	27	72	72	235	208	27
\$12.50 to \$14.99.....	363	314	49	67	67	296	247	49
\$15.00 to \$17.49.....	309	252	57	46	46	263	206	57
\$17.50 to \$19.99.....	498	450	48	29	29	469	421	48
\$20.00 to \$24.99.....	1,120	832	288	60	60	1,060	773	288
\$25.00 or more.....	4,617	3,404	1,213	35	35	4,583	3,369	1,213
Taxes not payable in 1949 <sup>2</sup> .....	70	57	13	42	36	28	21	7
Taxes or value not reported.....	1,472	1,172	300	99	97	1,373	1,074	298
Median taxes.....dollars..	25.00+	25.00+	25.00+	13.90	13.97	25.00+	25.00+	25.00+
MONTHLY TOTAL RENTAL RECEIPTS <sup>1</sup> PER DWELLING UNIT								
Less than \$20.....	254	166	88	2	2	252	164	88
\$20 to \$29.....	543	322	221	...	...	542	322	221
\$30 to \$39.....	1,580	1,200	380	14	14	1,566	1,186	380
\$40 to \$49.....	2,368	1,799	569	73	73	2,296	1,727	569
\$50 to \$59.....	1,951	1,579	372	107	107	1,844	1,472	372
\$60 to \$69.....	1,095	873	222	115	109	980	764	216
\$70 to \$79.....	634	566	68	96	95	538	471	67
\$80 to \$89.....	364	297	67	81	80	283	217	66
\$90 to \$99.....	261	232	29	40	36	220	195	25
\$100 or more.....	438	349	89	12	12	426	337	89
Median receipts.....dollars..	49	51	46	66	66	49	50	46
MONTHLY RESIDENTIAL RENTAL RECEIPTS <sup>1</sup> PER DWELLING UNIT								
Less than \$20.....	272	183	89	2	2	270	181	89
\$20 to \$29.....	591	361	230	...	...	590	361	230
\$30 to \$39.....	1,759	1,335	424	14	14	1,745	1,321	424
\$40 to \$49.....	2,399	1,808	591	75	75	2,325	1,734	591
\$50 to \$59.....	1,891	1,542	349	107	107	1,784	1,435	349
\$60 to \$69.....	1,018	830	188	123	117	895	713	182
\$70 to \$79.....	615	538	77	93	92	522	446	76
\$80 to \$89.....	325	276	49	75	74	250	202	48
\$90 to \$99.....	265	240	25	40	36	224	203	21
\$100 or more.....	359	272	87	11	11	348	261	87
Median receipts.....dollars..	48	50	45	65	65	48	49	45
TOTAL RENTAL RECEIPTS AS PERCENT OF MARKET VALUE <sup>1</sup>								
Less than 5 percent.....	106	88	18	4	4	102	84	18
5 to 9 percent.....	807	170	637	153	145	634	492	162
10 to 14 percent.....	4,779	3,706	1,073	273	271	4,507	3,436	1,071
15 to 19 percent.....	1,790	1,345	445	13	13	1,776	1,332	445
20 to 29 percent.....	393	298	95	...	...	393	298	95
30 percent or more.....	182	169	13	...	...	182	169	13
Market value not reported.....	1,438	1,143	295	97	95	1,340	1,047	293
Median percent.....	13	13	13	11	11	13	13	13
RESIDENTIAL RECEIPTS AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>								
Less than 50 percent.....	33	31	2	...	...	33	31	2
50 to 79 percent.....	407	338	69	4	4	403	334	69
80 to 89 percent.....	529	374	155	2	2	527	372	155
90 to 99 percent.....	1,155	918	237	40	40	1,115	878	237
100 percent or more.....	7,367	5,720	1,647	493	481	6,874	5,239	1,635
REAL ESTATE TAXES PER DWELLING UNIT								
Properties with at least 90 percent of their revenues from residential units.....	8,527	6,644	1,883	533	521	7,993	6,123	1,871
Less than \$20.....	89	75	14	9	5	80	70	10
\$20 to \$39.....	520	248	272	16	16	503	232	272
\$40 to \$59.....	382	317	65	51	51	330	265	65
\$60 to \$79.....	1,107	991	116	76	74	1,033	917	116
\$80 to \$99.....	1,478	1,035	443	89	89	1,390	947	443
\$100 to \$119.....	1,484	1,167	317	92	92	1,392	1,075	317
\$120 to \$139.....	1,267	1,058	209	60	58	1,207	1,000	207
\$140 to \$159.....	771	572	199	32	32	739	540	199
\$160 to \$199.....	646	554	92	41	41	605	513	92
\$200 to \$299.....	476	367	109	17	17	459	350	109
\$300 or more.....	179	156	23	6	6	173	150	23
Taxes not payable in 1949.....	78	61	17	43	37	35	24	11
Taxes not reported.....	50	43	7	3	3	47	40	7
Median taxes.....dollars..	103	105	96	96	96	104	106	96

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

<sup>2</sup> Properties for which taxes were not payable in 1949 and for which market value was not reported are included in the figures for "Taxes or value not reported."

## RESIDENTIAL FINANCING

Table 3.—RENTAL PROPERTIES WITH 50 DWELLING UNITS OR MORE: PROPERTY CHARACTERISTICS, BY GOVERNMENT INSURANCE STATUS OF FIRST MORTGAGE, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties]

Subject	Total mortgaged properties			Properties with FHA-insured first mortgage		Properties with conventional first mortgage		
	Total	With no second mortgage	With second mortgage	Total	With no second mortgage	Total	With no second mortgage	With conventional second mortgage
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>								
Properties with both interest and principal in first mortgage payments.....	9,195	7,117	2,078	541	529	8,655	6,589	2,066
Less than 30 percent.....	3,142	2,883	259	23	23	3,119	2,860	259
30 to 39 percent.....	3,298	2,626	672	90	90	3,208	2,536	672
40 to 49 percent.....	1,626	1,061	565	296	291	1,331	771	560
50 to 59 percent.....	610	355	255	99	98	511	257	254
60 to 69 percent.....	219	92	127	18	14	201	78	123
70 to 79 percent.....	86	27	59	4	4	82	23	59
80 to 89 percent.....	49	25	24	5	5	44	20	24
90 to 99 percent.....	13	5	8	2	...	11	5	6
100 percent or more.....	152	43	109	4	4	148	39	109
Median percent.....	34	33	42	45	45	34	32	42
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup> LESS REAL ESTATE TAXES</b>								
Properties with both interest and principal in first mortgage payments.....	9,195	7,117	2,078	541	529	8,655	6,589	2,066
Less than 30 percent.....	1,595	1,410	185	9	9	1,585	1,401	185
30 to 39 percent.....	2,553	2,399	154	50	50	2,503	2,349	154
40 to 49 percent.....	2,307	1,733	574	132	132	2,175	1,601	574
50 to 59 percent.....	1,391	861	530	209	209	1,182	652	530
60 to 69 percent.....	508	305	203	70	66	438	239	199
70 to 79 percent.....	278	147	131	14	14	264	133	131
80 to 89 percent.....	105	42	63	2	2	103	40	63
90 to 99 percent.....	96	31	65	2	2	94	29	65
100 percent or more.....	237	88	149	6	4	231	84	147
Taxes not payable in 1949 or not reported.....	125	101	24	47	41	80	61	18
Median percent.....	42	39	52	53	53	41	38	52

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.



RESIDENTIAL FINANCING

Table 4.—CHARACTERISTICS OF FIRST MORTGAGES, BY TYPE OF HOLDER, FOR THE UNITED STATES: 1950—Con.

(Outstanding debt not shown where amount is less than \$500,000)

Subject	Number of first mortgages									Outstanding debt on first mortgages (millions of dollars)								
	Total	Holder of first mortgage								Total	Holder of first mortgage							
		Commer- cial bank or trust company	Mutual sav- ings bank	Savings and loan associ- ation	Life insur- ance company	Mort- gage com- pany	Federal Na- tional Mort- gage Associ- ation	Indi- vidual	Other		Commer- cial bank or trust company	Mutu- al sav- ings bank	Sav- ings and loan as- soci- ation	Life insur- ance com- pany	Mort- gage com- pany	Federal Na- tional Mort- gage Associ- ation	Indi- vidual	Other
<b>YEAR MORTGAGE DUE</b>																		
On demand.....	160	2	135	...	7	4	...	1	11	25	...	21	...	2	...	...	1	
Fully amortized.....	3,050	316	366	106	1,731	57	9	256	214	1,275	138	217	20	762	26	4	15	
Past due.....	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
1950 to 1955.....	259	52	43	13	57	...	...	82	14	18	2	4	...	5	...	6	...	
1956 to 1959.....	367	37	33	26	178	14	...	55	26	31	3	4	1	18	...	1	3	
1960 to 1964.....	775	26	26	33	514	8	3	88	77	108	2	7	6	79	2	...	4	
1965 to 1969.....	494	19	14	22	411	9	...	6	12	135	4	10	5	108	3	...	1	
1970 to 1974.....	299	29	52	4	187	9	1	4	14	160	15	17	1	108	3	1	15	
1975 or later.....	856	153	198	8	384	17	5	21	71	823	112	175	7	444	18	3	60	
Partially or not amortized.....	7,909	361	4,486	54	2,310	87	...	197	415	1,755	78	850	7	674	19	...	109	
Past due.....	8	2	4	...	2	...	...	...	3	...	1	...	...	2	...	...	...	
1950 to 1951.....	881	68	390	...	302	8	...	63	50	158	12	65	...	66	4	...	7	
1952 to 1953.....	1,400	43	749	19	307	1	...	38	244	186	5	92	2	84	...	3	21	
1954 to 1955.....	1,339	62	902	9	307	3	...	31	25	252	6	147	1	84	1	...	10	
1956 to 1957.....	1,452	123	807	2	423	25	...	29	43	293	34	149	...	94	4	...	10	
1958 to 1959.....	1,624	33	1,095	18	400	31	...	16	30	423	9	264	3	127	7	...	10	
1960 to 1964.....	1,025	26	517	6	445	11	...	13	7	299	10	111	1	170	2	...	4	
1965 or later.....	180	4	22	...	124	8	...	7	13	141	1	22	...	67	1	...	47	
<b>INTEREST RATE</b>																		
Less than 4.0 percent.....	1,626	155	686	17	450	13	...	30	274	530	43	180	7	199	5	...	94	
4.0 percent.....	5,579	345	2,854	58	2,016	52	9	71	174	1,875	143	701	11	909	23	4	76	
4.1 to 4.5 percent.....	3,083	81	1,310	31	1,419	82	...	91	69	568	25	190	4	309	18	...	13	
4.6 to 5.0 percent.....	675	86	132	44	155	6	...	150	103	66	4	18	5	19	1	...	13	
5.1 percent or more.....	169	13	5	11	9	...	...	112	19	13	...	...	1	...	...	...	2	
Median interest rate...percent..	4.0	4.0	4.0	...	4.0	...	...	5.0	4.0	...	...	...	...	...	...	...	...	
<b>METHOD OF PAYMENT</b>																		
Interest and principal at same time in constant total amount..	7,208	451	3,124	131	2,903	96	9	212	284	2,353	170	781	23	1,167	36	4	19	
Interest and principal at same time in increasing or decreasing total amount.....	3,451	129	1,745	25	1,061	52	...	154	285	594	15	286	5	239	11	...	29	
Payment of interest only.....	358	61	113	3	76	...	...	67	38	80	22	22	...	21	...	...	10	
Interest and principal at different times, or principal only	93	36	5	...	5	...	...	19	28	24	8	...	...	11	...	...	4	
No regular interest or principal payments.....	8	1	...	...	1	...	...	2	4	3	...	...	...	...	...	...	2	
<b>MORTGAGE LOAN</b>																		
Less than \$100,000.....	2,228	232	672	77	624	26	...	259	340	111	7	42	3	32	1	...	18	
\$100,000 to \$199,999.....	3,811	103	2,023	38	1,320	53	3	156	114	489	11	271	4	165	7	...	13	
\$200,000 to \$499,999.....	3,526	168	1,922	28	1,255	36	2	37	80	882	44	448	7	343	10	1	22	
\$500,000 or more.....	1,557	175	370	18	849	33	4	4	106	1,572	153	327	12	898	29	3	147	
Median loan.....dollars..	186,000	203,000	188,000	...	213,000	...	...	86,000	82,000	...	...	...	...	...	...	...	...	
<b>MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE</b>																		
Mortgages made or assumed at time property was purchased	4,872	306	1,831	74	1,990	88	9	283	288	1,815	164	542	17	877	35	4	154	
Less than 50 percent.....	388	43	34	6	152	12	...	78	62	41	6	7	...	17	1	...	5	
50 to 59 percent.....	362	7	91	19	170	5	...	43	27	59	1	15	2	38	1	...	1	
60 to 69 percent.....	1,100	23	532	13	388	16	...	94	33	210	3	102	3	89	3	...	6	
70 to 79 percent.....	996	23	550	5	352	23	...	19	24	301	9	143	2	132	5	...	7	
80 to 89 percent.....	832	35	329	15	404	5	...	15	29	345	27	117	1	180	1	...	17	
90 to 99 percent.....	589	108	127	3	260	6	3	8	74	460	70	92	2	227	5	...	62	
100 percent or more.....	285	51	55	1	129	16	3	7	24	281	38	27	2	143	16	1	53	
Purchase price not reported or property not acquired by purchase.....	320	16	113	12	135	5	3	19	15	116	10	39	4	51	3	3	4	
Median percent.....	75	93	73	...	76	...	...	61	77	...	...	...	...	...	...	...	...	
<b>OUTSTANDING DEBT</b>																		
Less than \$100,000.....	2,960	266	886	84	979	31	3	335	375	171	10	62	3	60	1	...	21	
\$100,000 to \$199,999.....	3,704	87	2,127	38	1,221	58	...	80	94	535	11	308	5	178	10	...	13	
\$200,000 to \$499,999.....	3,120	161	1,653	23	1,127	32	2	37	85	868	46	413	6	358	10	1	26	
\$500,000 to \$999,999.....	896	127	239	10	449	20	4	3	44	599	75	161	6	311	12	3	28	
\$1,000,000 or more.....	445	37	82	4	271	7	...	1	43	882	73	146	6	531	14	...	112	
Median loan.....dollars..	162,000	176,000	169,000	...	182,000	...	...	46,000	73,000	...	...	...	...	...	...	...	...	
Average debt.....dollars..	275,000	318,000	218,000	174,000	355,000	315,000	464,000	77,000	312,000	...	...	...	...	...	...	...	...	
<b>PAYMENTS INCLUDE OTHER ITEMS IN ADDITION TO INTEREST AND PRINCIPAL</b>																		
Total.....	1,956	199	446	69	1,018	38	9	22	164	1,157	130	238	16	657	24	4	85	



## RESIDENTIAL FINANCING

Table 4a.—CHARACTERISTICS OF CONVENTIONAL FIRST MORTGAGES, BY TYPE OF HOLDER,  
FOR THE UNITED STATES: 1950—Con.

[Outstanding debt not shown where amount is less than \$500,000]

Subject	Number of first mortgages									Outstanding debt on first mortgages (millions of dollars)								
	Total	Holder of first mortgage							Total	Holder of first mortgage								
		Commer- cial bank or trust company	Mutual sav- ings bank	Savings and loan associa- tion	Life insur- ance company	Mort- gage com- pany	Federal Na- tional Mort- gage Associa- tion	Indi- vidual		Other	Commer- cial bank or trust company	Mutual sav- ings bank	Sav- ings and loan as- socia- tion	Life insur- ance com- pany	Mort- gage com- pany	Federal Na- tional Mort- gage Associa- tion	Indi- vidual	Other
<b>YEAR MORTGAGE DUE</b>																		
On demand.....	160	2	135	...	7	4	...	1	11	25	...	21	...	2	...	...	1	
Fully amortized.....	2,016	139	127	94	1,215	35	...	256	153	360	9	25	12	258	5	...	15	33
Past due.....	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	
1950 to 1955.....	254	52	43	13	52	...	...	82	14	16	2	4	...	3	...	...	6	3
1956 to 1959.....	360	37	33	26	172	14	...	55	25	29	3	4	1	17	...	...	1	3
1960 to 1964.....	769	26	26	33	514	6	...	88	76	107	2	7	6	79	1	...	4	8
1965 to 1969.....	443	9	7	20	380	9	...	6	11	118	1	5	5	100	3	...	1	3
1970 or later.....	190	15	18	2	97	6	...	25	27	90	1	5	...	59	1	...	3	15
Partially or not amortized.....	7,909	361	4,486	54	2,310	87	...	197	415	1,755	78	850	7	674	19	...	19	109
Past due.....	8	2	4	...	2	...	...	...	...	3	1	...	...	2	...	...	...	
1950 to 1951.....	881	68	390	...	302	8	...	63	50	158	12	65	...	66	4	...	5	7
1952 to 1953.....	1,400	43	749	19	307	1	...	38	244	186	5	92	2	64	...	...	3	21
1954 to 1955.....	1,339	62	902	9	307	3	...	31	25	252	6	147	1	84	1	...	3	10
1956 to 1957.....	1,452	123	807	2	423	25	...	29	43	293	34	149	...	94	4	...	1	10
1958 to 1959.....	1,624	33	1,095	18	400	31	...	16	30	423	9	264	3	127	7	...	4	10
1960 to 1964.....	1,025	26	517	6	445	11	...	13	7	299	10	111	1	170	2	...	2	4
1965 or later.....	180	4	22	...	124	8	...	7	16	141	1	22	...	67	1	...	1	47
<b>INTEREST RATE</b>																		
Less than 4.0 percent.....	1,482	134	654	7	392	5	...	30	259	427	23	164	3	153	...	...	5	80
4.0 percent.....	4,728	193	2,671	55	1,571	38	...	71	129	1,097	37	536	8	466	8	...	7	33
4.1 to 4.5 percent.....	3,031	74	1,285	30	1,404	78	...	91	69	535	22	178	3	294	17	...	8	13
4.6 to 5.0 percent.....	675	86	132	44	155	6	...	150	103	66	4	18	5	19	1	...	7	13
5.1 percent or more.....	169	13	5	11	9	...	...	112	19	13	...	...	1	...	...	...	8	2
Median interest rate...percent..	4.0	4.0	4.0	...	4.0	...	...	4.7	4.0	...	...	...	...	...	...	...	...	...
<b>METHOD OF PAYMENT</b>																		
Interest and principal at same time in constant total amount..	6,178	274	2,885	119	2,392	74	...	212	223	1,439	41	588	15	664	15	...	19	97
Interest and principal at same time in increasing or de- creasing total amount.....	3,447	129	1,745	25	1,057	52	...	154	285	594	15	286	5	239	11	...	10	29
Payment of interest only.....	358	61	113	3	76	...	...	67	38	80	22	22	...	21	...	...	5	10
Interest and principal at dif- ferent times, or principal only	93	36	5	...	5	...	...	19	28	24	8	...	...	11	...	...	1	4
No regular interest or principal payments.....	8	1	...	...	1	...	...	2	4	3	...	...	...	...	...	...	1	2
<b>MORTGAGE LOAN</b>																		
Less than \$100,000.....	2,228	232	672	77	624	26	...	259	340	111	7	42	3	32	1	...	7	18
\$100,000 to \$199,999.....	3,780	99	2,019	38	1,300	53	...	156	114	485	11	270	4	162	7	...	17	13
\$200,000 to \$499,999.....	3,249	133	1,854	26	1,093	32	...	37	75	787	32	427	7	287	8	...	8	20
\$500,000 or more.....	830	37	203	8	915	15	...	4	50	756	36	157	5	453	9	...	3	91
Median loan.....dollars..	171,000	113,000	182,000	...	187,000	...	...	61,000	72,000	...	...	...	...	...	...	...	...	...
<b>MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE</b>																		
Mortgages made or assumed at time property was purchased	3,889	137	1,605	63	1,503	66	...	283	233	955	38	360	10	411	15	...	21	100
Less than 50 percent.....	385	40	34	6	152	12	...	78	62	24	1	5	...	8	1	...	1	8
50 to 59 percent.....	359	7	91	19	167	5	...	43	27	38	3	7	...	17	1	...	5	5
60 to 69 percent.....	1,096	23	530	13	386	16	...	94	33	156	3	70	3	91	2	...	4	4
70 to 79 percent.....	957	19	548	5	323	23	...	19	20	276	3	153	2	106	4	...	4	5
80 to 89 percent.....	587	14	244	13	274	4	...	15	24	179	6	60	3	99	3	...	3	5
90 to 99 percent.....	166	4	40	...	74	1	...	8	30	136	2	37	...	66	1	...	...	30
100 percent or more.....	97	27	25	...	21	5	...	7	13	85	19	5	...	14	3	...	1	41
Purchase price not reported or property not acquired by purchase.....	242	3	93	7	106	...	...	19	15	60	...	22	2	31	...	...	3	2
Median percent.....	70	...	71	...	70	...	...	61	...	...	...	...	...	...	...	...	...	...
<b>OUTSTANDING DEBT</b>																		
Less than \$100,000.....	2,947	266	885	82	972	31	...	335	375	170	10	62	3	60	1	...	13	21
\$100,000 to \$199,999.....	3,665	83	2,121	38	1,194	56	...	80	94	529	11	307	5	174	9	...	9	13
\$200,000 to \$499,999.....	2,822	121	1,576	21	963	26	...	37	78	759	31	386	5	297	7	...	9	23
\$500,000 or more.....	656	31	166	6	403	13	...	4	33	683	34	142	5	405	8	...	4	85
Median loan.....dollars..	147,000	88,000	162,000	...	159,000	...	...	46,000	70,000	...	...	...	...	...	...	...	...	...
Average debt.....dollars..	212,000	173,000	189,000	139,000	265,000	205,000	...	77,000	246,000	...	...	...	...	...	...	...	...	...
<b>PAYMENTS INCLUDE OTHER ITEMS IN ADDITION TO INTEREST AND PRINCIPAL</b>																		
Total.....	931	22	208	57	503	16	...	22	103	243	1	45	8	153	3	...	3	28



RENTAL PROPERTIES WITH 50 UNITS OR MORE

Table 5.—FIRST AND JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY YEAR MORTGAGE MADE OR ASSUMED, FOR THE UNITED STATES: 1950

Subject	Number of mortgages					Outstanding debt (thousands of dollars)				
	Total	Year mortgage made or assumed				Total	Year mortgage made or assumed			
		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total mortgages.....	13,901	4,926	5,550	2,487	938	3,177,617	1,321,600	1,253,610	426,857	175,550
Average debt per mortgage..dollars..	229,000	268,000	226,000	172,000	187,000	...	...	...	...	...
Total first mortgages.....	11,122	3,679	4,652	2,067	724	3,054,737	1,270,620	1,215,470	406,177	162,470
Average debt per mortgage..dollars..	275,000	345,000	261,000	197,000	224,000	...	...	...	...	...
FIRST MORTGAGE LOAN										
Less than \$100,000.....	2,227	654	1,013	467	93	111,280	36,880	53,160	17,990	3,250
\$100,000 to \$199,999.....	3,810	1,129	1,613	807	261	489,340	158,170	211,740	90,830	28,600
\$200,000 to \$499,999.....	3,527	1,202	1,430	593	302	882,270	336,850	333,520	147,540	64,360
\$500,000 or more.....	1,558	694	596	200	68	1,571,847	738,720	617,050	149,817	66,260
Median loan.....dollars..	186,000	210,000	179,000	169,000	204,000	...	...	...	...	...
AMORTIZATION OF FIRST MORTGAGE										
Fully amortized.....	3,024	1,184	1,165	574	101	1,273,147	664,640	454,500	136,177	17,830
Partially amortized.....	7,609	2,389	3,295	1,450	475	1,683,193	589,260	727,660	263,093	103,180
Not amortized.....	301	77	158	25	41	72,850	11,410	29,300	5,100	27,040
On demand.....	185	27	35	16	107	25,550	5,310	4,010	1,810	14,420
Regular principal payments required.....	133	26	28	11	68	19,790	5,060	3,820	1,690	9,220
No regular principal payments required.....	52	1	7	5	39	5,760	250	190	120	5,200
TERM OF FIRST MORTGAGE										
On demand.....	185	27	35	16	107	25,550	5,310	4,010	1,810	14,420
Fully amortized.....	3,029	1,186	1,166	576	101	1,276,360	664,640	454,180	139,710	17,830
Less than 10 years.....	200	82	52	66	...	14,760	6,760	2,540	5,460	50
10 to 14 years.....	535	209	202	118	6	45,990	21,700	17,500	6,740	50
15 to 19 years.....	812	248	386	152	26	126,980	53,720	57,240	13,960	2,060
20 to 24 years.....	366	105	175	59	27	117,380	39,350	58,820	14,830	4,380
25 years or more.....	1,116	542	351	181	42	971,250	543,110	318,080	98,720	11,340
Median term.....years..	19	20	16	15	...	...	...	...	...	...
Partially or not amortized.....	7,910	2,466	3,453	1,475	516	1,752,830	600,670	757,280	264,660	130,220
Less than 10 years.....	2,558	988	1,283	266	21	390,390	161,010	184,520	41,260	3,600
10 to 14 years.....	4,395	1,317	1,776	983	319	971,000	349,970	378,720	175,740	66,570
15 to 19 years.....	786	137	246	183	120	265,020	74,360	116,150	38,810	35,700
20 years or more.....	171	24	48	43	56	126,420	15,330	77,890	8,850	24,350
Median term.....years..	10	10	10	11	12	...	...	...	...	...
INTEREST RATE ON FIRST MORTGAGE										
Less than 4.0 percent.....	1,612	589	667	269	87	530,910	155,400	261,420	84,000	30,090
4.0 percent.....	5,581	1,940	2,485	880	276	1,875,210	873,590	739,520	201,240	60,860
4.1 to 4.5 percent.....	3,083	835	1,186	772	290	568,050	211,860	190,600	109,350	56,240
4.6 to 5.0 percent.....	675	281	249	79	66	66,350	27,000	18,860	6,430	14,060
5.1 percent or more.....	170	32	67	66	5	14,220	2,770	5,070	5,160	1,220
Median interest rate.....percent..	4.0	4.0	4.0	4.0	4.0	...	...	...	...	...
Total junior mortgages.....	2,779	1,247	898	420	214	122,880	50,980	38,140	20,680	13,080
Average debt per mortgage..dollars..	44,000	41,000	42,000	49,000	61,000	...	...	...	...	...
JUNIOR MORTGAGE LOAN										
Less than \$15,000.....	390	257	99	26	8	2,040	1,120	680	180	60
\$15,000 to \$24,999.....	634	256	266	71	41	9,400	4,140	3,800	890	570
\$25,000 to \$49,999.....	841	424	240	119	58	25,160	14,280	6,500	2,640	1,800
\$50,000 or more.....	914	310	293	204	107	86,280	31,500	27,160	16,970	10,650
Median loan.....dollars..	35,000	32,000	32,000	48,000	...	...	...	...	...	...
AMORTIZATION OF JUNIOR MORTGAGE										
Fully amortized.....	612	340	154	113	5	21,220	9,190	4,010	7,890	130
Partially amortized.....	1,423	724	536	150	13	60,190	34,690	20,810	4,030	660
Not amortized.....	331	151	113	35	32	19,270	6,010	7,580	2,800	2,880
On demand.....	411	30	95	122	164	22,200	1,090	5,740	5,960	9,410
Regular principal payments required.....	41	9	8	11	13	1,730	270	200	290	970
No regular principal payments required.....	370	21	87	111	151	20,470	820	5,540	5,670	8,440
TERM OF JUNIOR MORTGAGE										
On demand.....	411	30	95	122	164	22,200	1,090	5,740	5,960	9,410
Fully amortized.....	612	340	154	113	5	21,220	9,190	4,010	7,890	130
Less than 5 years.....	232	196	36	...	...	2,680	1,960	720	...	...
5 to 9 years.....	158	78	63	17	...	4,260	3,270	850	140	...
10 to 14 years.....	160	42	41	73	4	10,130	1,840	1,440	6,830	20
15 years or more.....	62	24	14	23	1	4,150	2,120	1,000	920	110
Median term.....years..	7	4	...	...	...	...	...	...	...	...
Partially or not amortized.....	1,754	875	649	185	45	79,460	40,700	28,390	6,830	3,540
Less than 5 years.....	404	288	99	2	15	16,200	12,130	3,250	200	620
5 to 9 years.....	862	382	397	74	9	30,450	16,520	11,880	1,560	490
10 to 14 years.....	413	179	135	90	9	24,120	9,330	10,630	3,760	400
15 years or more.....	75	26	18	19	12	8,690	2,720	2,630	1,310	2,030
Median term.....years..	7	6	7	...	...	...	...	...	...	...
INTEREST RATE ON JUNIOR MORTGAGE										
Less than 4.0 percent.....	174	32	69	30	43	13,960	3,350	4,440	1,950	4,220
4.0 percent.....	324	75	119	116	14	18,130	4,960	6,390	6,110	670
4.1 to 4.5 percent.....	258	168	55	26	9	13,410	8,650	3,260	1,060	440
4.6 to 5.0 percent.....	1,230	484	501	186	48	49,340	21,260	16,830	9,340	1,910
5.1 to 6.0 percent.....	762	464	135	62	97	26,630	11,970	6,780	2,220	5,660
6.1 percent or more.....	30	15	12	...	3	1,410	790	440	...	180
Median interest rate.....percent..	5.0	5.0	5.0	5.0	...	...	...	...	...	...

<sup>1</sup> Data for 1950 are for part of the year only.

## RESIDENTIAL FINANCING

Table 5a.—CONVENTIONAL FIRST MORTGAGES: MORTGAGE CHARACTERISTICS, BY YEAR MORTGAGE MADE OR ASSUMED, FOR THE UNITED STATES: 1950

Subject	Number of mortgages					Outstanding debt (thousands of dollars)				
	Total	Year mortgage made or assumed				Total	Year mortgage made or assumed			
		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>1</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total mortgages.....	12,866	4,424	5,231	2,306	905	2,262,837	808,410	954,510	334,537	165,380
Average debt per mortgage...dollars..	176,000	183,000	182,000	145,000	183,000	...	...	...	...	...
Total first mortgages.....	10,087	3,177	4,333	1,886	691	2,139,957	757,430	916,370	313,857	152,300
Average debt per mortgage...dollars..	212,000	238,000	211,000	166,000	220,000	...	...	...	...	...
FIRST MORTGAGE LOAN										
Less than \$100,000.....	2,227	654	1,013	467	93	111,280	36,880	53,160	17,990	3,250
\$100,000 to \$199,999.....	3,779	1,126	1,611	781	261	484,610	157,880	211,510	86,620	28,660
\$200,000 to \$499,999.....	3,249	1,108	1,344	517	280	787,560	298,930	302,520	126,140	59,970
\$500,000 or more.....	832	289	365	121	57	756,507	263,740	349,180	83,107	60,480
Median loan.....dollars..	172,000	178,000	169,000	158,000	197,000	...	...	...	...	...
AMORTIZATION OF FIRST MORTGAGE										
Fully amortized.....	1,989	682	846	393	68	358,367	151,450	155,400	43,857	7,660
Partially amortized.....	7,609	2,389	3,295	1,450	475	1,683,193	589,260	727,660	263,093	103,180
Not amortized.....	301	77	158	25	41	72,850	11,410	29,300	5,100	27,040
On demand.....	185	27	35	16	107	25,550	5,310	4,010	1,810	14,420
Regular principal payments required.....	133	26	28	11	68	19,790	5,060	3,820	1,690	9,220
No regular principal payments required...	52	1	7	5	39	5,760	250	190	120	5,200
TERM OF FIRST MORTGAGE										
On demand.....	185	27	35	16	107	25,550	5,310	4,010	1,810	14,420
Fully amortized.....	1,993	684	846	395	68	361,580	151,450	155,080	47,390	7,660
Less than 10 years.....	200	82	52	66	...	14,760	6,760	2,540	5,460	...
10 to 14 years.....	533	209	201	117	6	44,560	21,700	16,540	6,270	50
15 to 19 years.....	802	243	385	148	26	123,600	52,040	56,240	13,260	2,060
20 years or more.....	458	150	208	64	36	178,660	70,950	79,760	22,400	5,550
Median term.....years..	15	15	15	15	...	...	...	...	...	...
Partially or not amortized.....	7,910	2,466	3,453	1,475	516	1,752,830	600,670	757,280	264,660	130,220
Less than 10 years.....	2,558	953	1,283	266	21	390,390	161,010	184,520	41,260	3,660
10 to 14 years.....	4,395	1,317	1,776	983	319	971,000	369,970	378,720	175,740	66,570
15 to 19 years.....	786	137	346	183	120	265,020	74,360	116,150	38,810	35,700
20 years or more.....	171	24	48	43	56	126,420	15,330	77,890	8,850	24,350
Median term.....years..	10	10	10	11	12	...	...	...	...	...
INTEREST RATE ON FIRST MORTGAGE										
Less than 4.0 percent.....	1,481	564	618	231	68	427,010	123,270	212,660	65,550	25,530
4.0 percent.....	4,728	1,473	2,226	762	267	1,096,840	402,070	499,420	137,050	56,360
4.1 to 4.5 percent.....	3,031	825	1,174	777	285	535,540	202,320	180,360	99,670	53,190
4.6 to 5.0 percent.....	675	281	249	79	66	66,350	27,000	18,860	6,430	14,860
5.1 percent or more.....	170	32	67	66	5	14,220	2,770	5,070	5,160	1,220
Median interest rate.....percent..	4.0	4.0	4.0	4.0	4.2	...	...	...	...	...

<sup>1</sup> Data for 1950 are for part of the year only

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Table 6.—FIRST AND JUNIOR MORTGAGES: MORTGAGE LOAN AND TERM, BY AMORTIZATION ARRANGEMENT, FOR THE UNITED STATES: 1950

Subject	Number of mortgages						Outstanding debt (thousands of dollars)					
	Total	Amortization arrangement					Total	Amortization arrangement				
		Fully amortized	Partially amortized	Not amortized	On demand			Fully amortized	Partially amortized	Not amortized	On demand	
					Regular principal payments required	No regular principal payments required					Regular principal payments required	No regular principal payments required
Total.....	13,901	3,639	9,035	632	175	422	3,177,620	1,294,370	1,743,380	92,120	21,520	26,230
<b>FIRST MORTGAGE LOAN</b>												
Total first mortgages.....	11,121	3,026	7,611	300	134	52	3,054,740	1,273,150	1,683,190	72,850	19,790	5,760
Less than \$100,000.....	2,228	744	1,334	105	17	26	111,280	30,770	74,520	4,310	1,060	620
\$100,000 to \$199,999.....	3,810	701	2,943	88	72	7	489,340	82,980	387,260	10,540	8,230	330
\$200,000 to \$499,999.....	3,525	661	2,735	70	45	17	882,270	190,910	658,010	19,530	10,500	3,320
\$500,000 to \$999,999.....	1,049	579	447	21	...	2	638,310	359,920	262,830	14,070	...	1,490
\$1,000,000 or more.....	509	341	152	16	...	...	933,540	608,570	300,570	24,400	...	...
Median loan.....dollars..	186,000	225,000	182,000	137,000	...	...	...	...	...	...	...	...
First mortgages on properties acquired in 1949 to 1950.....	1,702	823	851	3	19	8	868,880	594,410	269,660	840	3,940	30
Less than \$100,000.....	184	107	69	...	...	8	11,200	6,500	4,670	...	...	30
\$100,000 to \$199,999.....	426	92	326	...	...	8	58,690	11,150	46,420	...	1,120	...
\$200,000 to \$499,999.....	551	178	361	3	11	...	188,280	59,960	124,660	840	2,820	...
\$500,000 to \$999,999.....	321	257	64	...	...	...	201,520	161,990	39,530	...	...	...
\$1,000,000 or more.....	220	189	31	...	...	...	409,190	354,810	54,380	...	...	...
Median loan.....dollars..	320,000	539,000	221,000	...	...	...	...	...	...	...	...	...
New structures.....	579	511	60	...	...	8	558,480	507,220	51,230	...	...	30
Less than \$300,000.....	28	19	1	...	...	8	2,630	2,570	30	...	...	30
\$300,000 to \$499,999.....	114	87	27	...	...	...	45,510	35,330	10,180	...	...	...
\$500,000 to \$999,999.....	249	232	17	...	...	...	158,530	146,830	11,700	...	...	...
\$1,000,000 or more.....	188	173	15	...	...	...	351,810	322,490	29,320	...	...	...
Median loan.....dollars..	683,000	692,000	...	...	...	...	...	...	...	...	...	...
<b>TERM OF FIRST MORTGAGE</b>												
Total first mortgages.....	11,119	3,027	7,610	301	134	52	3,054,740	1,273,150	1,683,190	72,850	19,790	5,760
On demand.....	185	...	...	...	134	52	25,550	...	...	...	19,790	5,760
Less than 10 years.....	2,756	199	2,400	159	...	...	405,150	14,760	370,440	19,950	...	...
10 to 14 years.....	4,929	535	4,317	78	...	...	1,020,200	45,990	953,300	20,910	...	...
15 to 19 years.....	1,597	812	745	41	...	...	392,000	126,980	247,560	17,460	...	...
20 to 24 years.....	514	366	129	19	...	...	185,320	117,380	53,670	14,270	...	...
25 years or more.....	1,138	1,115	19	4	...	...	1,026,520	968,040	58,220	260	...	...
Median term.....years..	11	19	10	9	...	...	...	...	...	...	...	...
First mortgages on properties acquired in 1949 to 1950.....	1,702	823	850	3	19	8	868,880	594,410	269,660	840	3,940	30
On demand.....	27	...	...	...	19	8	3,970	...	...	...	3,940	30
Less than 10 years.....	415	46	367	2	...	...	77,970	4,410	72,960	600	...	...
10 to 24 years.....	727	246	481	1	...	...	246,900	54,520	192,140	240	...	...
25 years or more.....	533	531	2	...	...	...	540,040	535,480	4,560	...	...	...
Median term.....years..	12	25+	10	...	...	...	...	...	...	...	...	...
New structures.....	579	511	60	...	...	8	558,480	507,220	51,230	...	...	30
On demand.....	8	...	...	...	...	8	30	...	...	...	...	30
Less than 10 years.....	12	6	6	...	...	...	1,690	50	1,640	...	...	...
10 to 24 years.....	87	34	53	...	...	...	61,060	15,900	45,160	...	...	...
25 years or more.....	472	471	1	...	...	...	495,700	491,270	4,430	...	...	...
Median term.....years..	25+	25+	...	...	...	...	...	...	...	...	...	...
<b>JUNIOR MORTGAGE LOAN</b>												
Total junior mortgages.....	2,779	613	1,424	332	41	370	122,880	21,220	60,190	19,270	1,730	20,470
Less than \$15,000.....	391	216	90	54	9	22	2,040	640	750	430	60	160
\$15,000 to \$24,999.....	633	79	379	107	8	61	9,400	790	5,360	2,030	100	1,120
\$25,000 to \$49,999.....	841	157	549	53	9	73	25,160	4,630	16,380	1,620	220	2,310
\$50,000 or more.....	914	161	406	118	15	214	86,280	15,160	37,700	15,190	1,350	16,880
Median loan.....dollars..	35,000	27,000	35,000	27,000	...	50,000+	...	...	...	...	...	...
Junior mortgages on properties acquired in 1949 to 1950.....	669	151	480	26	...	12	36,350	6,870	26,410	2,530	...	540
Less than \$25,000.....	106	39	56	7	...	4	1,310	320	790	120	...	80
\$25,000 to \$49,999.....	356	70	283	1	...	2	12,410	2,860	9,470	30	...	50
\$50,000 or more.....	207	42	141	18	...	6	22,630	3,690	16,150	2,380	...	410
Median loan.....dollars..	41,000	...	41,000	...	...	...	...	...	...	...	...	...
<b>TERM OF JUNIOR MORTGAGE</b>												
Total junior mortgages.....	2,778	612	1,424	332	41	370	122,880	21,220	60,190	19,270	1,730	20,470
On demand.....	411	...	...	...	41	370	22,200	...	...	...	1,730	20,470
Less than 5 years.....	636	232	340	64	...	...	18,880	2,680	12,720	3,480	...	...
5 to 9 years.....	1,021	158	760	203	...	...	34,710	4,260	26,240	4,210	...	...
10 to 14 years.....	573	160	274	140	...	...	34,250	10,130	16,530	7,590	...	...
15 years or more.....	137	62	50	25	...	...	12,840	4,150	4,700	3,990	...	...
Median term.....years..	7	7	7	9	...	...	...	...	...	...	...	...
Junior mortgages on properties acquired in 1949 to 1950.....	668	150	480	26	...	12	36,350	6,870	26,410	2,530	...	540
On demand.....	12	...	...	...	...	12	540	...	...	...	...	540
Less than 10 years.....	406	89	382	15	...	...	23,070	3,600	17,710	1,760	...	...
10 to 14 years.....	128	39	78	11	...	...	1,610	8,460	6,080	770	...	...
15 years or more.....	42	22	20	...	...	...	4,280	1,660	2,620	...	...	...
Median term.....years..	7	...	7	...	...	...	...	...	...	...	...	...



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Table 7.—FIRST MORTGAGES: MORTGAGE CHARACTERISTICS, BY FIRST MORTGAGE LOAN,  
FOR THE UNITED STATES: 1950

[Number of first mortgages]

Subject	Total	First mortgage loan						
		Less than \$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Total first mortgages.....	11,120	2,226	2,066	1,746	1,820	1,709	1,050	509
<b>ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS</b>								
Mortgages With Payments Which Include Both								
Total first mortgages.....	10,764	2,101	1,996	1,715	1,768	1,666	1,026	492
Less than \$7,200.....	2,241	1,694	453	69	16	5	4	1
\$7,200 to \$9,999.....	1,526	323	867	289	41	3	3	...
\$9,600 to \$11,999.....	1,437	63	389	823	153	7	2	1
\$12,000 to \$17,999.....	2,142	15	247	495	1,234	140	9	1
\$18,000 to \$29,999.....	1,883	2	39	39	307	1,328	163	4
\$30,000 or more.....	1,535	4	1	...	17	183	845	485
Median payment.....dollars..	12,492	4,461	8,703	11,051	15,271	24,120	30,000+	30,000+
First mortgages on properties acquired in 1949 to 1950.....								
.....	1,692	177	294	132	204	345	321	220
Less than \$7,200.....	118	84	28	4	2	...	...	...
\$7,200 to \$11,999.....	423	89	237	80	17	...	1	...
\$12,000 to \$29,999.....	680	4	29	48	185	302	112	...
\$30,000 or more.....	471	...	...	...	...	43	208	220
Median payment.....dollars..	20,657	...	8,914	...	...	24,690	30,000+	...
<b>INTEREST RATE</b>								
Total first mortgages.....	11,120	2,226	2,065	1,745	1,820	1,708	1,049	509
Less than 4.0 percent.....	1,613	352	175	216	317	272	188	91
4.0 percent.....	5,580	774	1,009	792	951	972	714	368
4.1 to 4.5 percent.....	3,083	611	766	600	506	423	131	46
4.6 to 5.0 percent.....	675	420	80	80	43	39	12	4
5.1 to 6.0 percent.....	168	69	35	57	3	2	3	...
6.1 percent or more.....	1	...	...	...	...	...	1	...
Median interest rate.....percent..	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
First mortgages on properties acquired in 1949 to 1950.....								
.....	1,701	185	295	131	207	346	321	220
Less than 4.0 percent.....	84	5	5	5	14	18	18	19
4.0 percent.....	1,103	34	187	42	97	285	270	190
4.1 to 4.5 percent.....	347	42	70	76	80	36	32	11
4.6 to 5.0 percent.....	148	96	22	8	16	7	1	...
5.1 to 6.0 percent.....	19	8	11	...	...	...	...	...
6.1 percent or more.....	...	...	...	...	...	...	...	...
Median interest rate.....percent..	4.0	...	4.0	...	...	4.0	4.0	...
<b>TERM OF MORTGAGE</b>								
Total first mortgages.....	11,120	2,226	2,066	1,746	1,820	1,709	1,050	509
On demand.....	29	6	2	7	7	5	2	...
Less than 10 years.....	2,913	1,007	616	429	439	343	68	14
10 to 14 years.....	4,929	819	949	973	1,012	831	274	72
15 to 19 years.....	1,598	342	434	228	187	186	156	65
20 to 24 years.....	514	43	44	70	106	115	95	41
25 years or more.....	1,138	9	21	39	69	229	455	316
Median term.....years..	11	10	11	11	11	11	20	25+
First mortgages on properties acquired in 1949 to 1950.....								
.....	1,703	185	294	131	207	346	321	220
On demand.....	17	...	2	4	8	3	...	...
Less than 10 years.....	425	79	175	46	72	41	11	2
10 to 14 years.....	528	87	77	62	67	176	42	17
15 to 24 years.....	200	14	39	15	45	39	31	17
25 years or more.....	533	5	1	4	15	87	237	184
Median term.....years..	12	...	7	...	...	12	25+	...

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Table 7a.—CONVENTIONAL FIRST MORTGAGES: MORTGAGE CHARACTERISTICS, BY FIRST MORTGAGE LOAN, FOR THE UNITED STATES: 1950

[Number of first mortgages]

Subject	Total	First mortgage loan						
		Less than \$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Total first mortgages.....	10,085	2,226	2,061	1,720	1,772	1,480	613	219
<b>ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS</b>								
Mortgages With Payments Which Include Both								
Total first mortgages.....	9,732	2,101	1,991	1,693	1,720	1,437	589	202
Less than \$7,200.....	2,239	1,694	451	69	16	5	4	1
\$7,200 to \$9,599.....	1,526	323	867	289	41	3	3	...
\$9,600 to \$11,999.....	1,418	63	386	811	149	7	2	1
\$12,000 to \$17,999.....	2,065	15	247	485	1,194	114	9	1
\$18,000 to \$29,999.....	1,561	2	39	39	303	1,130	43	4
\$30,000 or more.....	923	4	1	...	17	178	528	195
Median payment.....dollars..	11,457	4,461	8,701	11,040	15,280	24,253	30,000+	...
First mortgages on properties acquired in 1949 to 1950.....								
.....	1,194	177	291	132	200	260	92	43
Less than \$7,200.....	118	84	28	4	2	...	...	...
\$7,200 to \$11,999.....	420	89	234	80	17	...	1	...
\$12,000 to \$29,999.....	490	4	29	48	181	217	11	...
\$30,000 or more.....	166	...	...	...	...	43	80	43
Median payment.....dollars..	13,857	...	8,893	...	...	25,069	...	...
<b>INTEREST RATE</b>								
Total first mortgages.....	10,085	2,226	2,060	1,719	1,772	1,479	613	219
Less than 4.0 percent.....	1,482	352	175	208	304	245	140	56
4.0 percent.....	4,728	774	1,004	776	916	794	343	122
4.1 to 4.5 percent.....	3,031	611	766	598	506	399	114	37
4.6 to 5.0 percent.....	675	420	80	80	43	39	12	4
5.1 to 6.0 percent.....	168	69	35	57	3	2	3	...
6.1 percent or more.....	1	...	...	...	...	...	1	...
Median interest rate.....percent..	4.0	4.0	4.0	4.0	4.0	4.0	4.0	...
First mortgages on properties acquired in 1949 to 1950.....								
.....	1,203	185	292	131	203	261	92	43
Less than 4.0 percent.....	58	5	5	5	14	18	7	4
4.0 percent.....	641	34	184	42	93	201	58	31
4.1 to 4.5 percent.....	337	42	70	76	80	35	26	8
4.6 to 5.0 percent.....	148	96	22	8	16	7	1	...
5.1 to 6.0 percent.....	19	8	11	...	...	...	...	...
6.1 percent or more.....	...	...	...	...	...	...	...	...
Median interest rate.....percent..	4.0	...	4.0	...	...	4.0	...	...
<b>TERM OF MORTGAGE</b>								
Total first mortgages.....	10,085	2,226	2,061	1,720	1,772	1,480	613	219
On demand.....	28	6	2	7	7	5	2	...
Less than 10 years.....	2,913	1,007	616	429	439	343	68	14
10 to 14 years.....	4,927	819	949	973	1,012	831	272	72
15 to 19 years.....	1,588	342	431	224	187	186	154	65
20 years or more.....	629	52	63	87	127	115	117	68
Median term.....years..	11	10	11	11	11	11	12	...
First mortgages on properties acquired in 1949 to 1950.....								
.....	1,205	185	291	131	203	261	92	43
On demand.....	17	...	2	4	8	3	...	...
Less than 10 years.....	425	79	175	46	72	41	11	2
10 to 14 years.....	528	87	77	62	67	176	42	17
15 years or more.....	235	19	37	19	56	41	39	24
Median term.....years..	11	...	7	...	...	11	...	...

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 Table 8.—JUNIOR MORTGAGES: MORTGAGE CHARACTERISTICS, BY JUNIOR MORTGAGE LOAN,  
 FOR THE UNITED STATES: 1950

[Number of junior mortgages]

Subject	Total	Junior mortgage loan							
		Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$49,999	\$50,000 to \$99,999	\$100,000 or more
Total junior mortgages.....	2,778	263	127	273	361	182	659	550	264
Second mortgages.....	2,498	120	113	262	339	170	627	524	344
Other junior mortgages.....	280	143	14	11	22	12	32	26	20
ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS									
Mortgages with payments which include both.....	2,052	209	101	224	239	150	561	305	263
Less than \$1,200.....	55	27	13	10	5	...	...	...	...
\$1,200 to \$2,399.....	359	117	38	75	50	31	37	11	...
\$2,400 to \$3,599.....	507	65	19	32	149	56	203	8	55
\$3,600 to \$4,799.....	323	...	10	79	13	27	131	63	...
\$4,800 to \$7,199.....	279	...	18	24	12	20	93	103	9
\$7,200 to \$11,999.....	215	...	2	3	3	12	79	65	51
\$12,000 or more.....	234	...	1	1	7	4	18	55	148
Median payment.....dollars..	3,687	...	...	...	2,696	...	3,965	6,429	12,000+
INTEREST RATE									
Less than 4.0 percent.....	174	18	10	11	14	2	31	34	54
4.0 percent.....	324	3	10	22	23	22	71	118	55
4.1 to 4.5 percent.....	258	6	11	3	1	14	156	40	27
4.6 to 5.0 percent.....	1,229	68	49	116	200	87	329	236	145
5.1 to 6.0 percent.....	763	168	43	119	123	52	68	110	80
6.1 percent or more.....	30	...	4	2	...	5	4	12	3
Median interest rate.....percent..	5.0	6.0	...	5.0	5.0	...	5.0	4.7	5.0
TERM OF MORTGAGE									
On demand.....	411	24	7	33	36	24	58	182	47
Less than 5 years.....	637	179	48	117	40	25	80	78	70
5 to 9 years.....	1,021	50	55	70	183	97	359	150	57
10 to 14 years.....	574	10	10	40	94	30	134	114	142
15 years or more.....	137	...	7	13	8	6	28	26	48
Median term.....years..	7	3	...	5	8	...	8	8	10







## RESIDENTIAL FINANCING

Table 11.—PROPERTY AND MORTGAGE CHARACTERISTICS, BY TOTAL JUNIOR MORTGAGE LOAN AS PERCENT OF PURCHASE PRICE, FOR THE UNITED STATES: 1950

[Number of properties with two mortgages or more, the first of which was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported]

Subject	Total	Total junior mortgage loan on property as percent of purchase price				Subject	Total	Total junior mortgage loan on property as percent of purchase price			
		Less than 10 percent	10 to 19 percent	20 to 29 percent	30 percent or more			Less than 10 percent	10 to 19 percent	20 to 29 percent	30 percent or more
Total properties.....	1,289	247	661	259	118						
<b>PURCHASE PRICE</b>						<b>NUMBER OF MORTGAGES ON PROPERTY--Con.</b>					
Total properties.....	1,289	247	661	259	118	Properties acquired in 1949 to 1950.....	574	102	329	128	15
Less than \$100,000.....	100	6	12	5	72	Two mortgages.....	528	94	311	112	12
\$100,000 to \$199,999.....	322	22	203	80	17	Three mortgages or more.....	46	9	18	16	3
\$200,000 to \$499,999.....	627	149	366	90	22	<b>INTEREST RATE ON SECOND MORTGAGE</b>					
\$500,000 or more.....	240	70	80	84	7	Total properties.....	1,289	245	661	256	122
Median purchase price.....dollars..	255,000	344,000	243,000	290,000	...	Less than 4.0 percent.....	43	19	18	2	2
<b>Properties acquired in 1949 to 1950.....</b>						4.0 percent.....	101	28	55	12	6
Total properties.....	574	102	329	128	11	4.1 to 5.0 percent.....	945	153	531	216	45
Less than \$200,000.....	123	9	41	67	2	5.1 percent or more.....	200	45	57	26	69
\$200,000 to \$499,999.....	355	61	241	47	6	Median interest rate.....percent..	5.0	5.0	5.0	5.0	...
\$500,000 or more.....	96	32	47	14	3	<b>Properties acquired in 1949 to 1950.....</b>					
Median purchase price.....dollars..	269,000	...	266,000	...	...	Total properties.....	575	101	333	125	15
<b>NUMBER OF MORTGAGES ON PROPERTY</b>						Less than 4.0 percent.....	19	17	...	...	2
Total properties.....	1,290	247	661	258	122	4.0 percent.....	32	5	22	4	1
Two mortgages.....	1,150	232	626	235	56	4.1 to 5.0 percent.....	460	65	274	114	8
Three mortgages or more.....	140	15	35	23	66	5.1 percent or more.....	64	14	38	7	4
						Median interest rate.....percent..	5.0	...	5.0	...	...

# RENTAL PROPERTIES WITH 50 UNITS OR MORE

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Table 12.—FINANCIAL CHARACTERISTICS, BY NEW AND PREVIOUSLY OCCUPIED STRUCTURE, BY YEAR ACQUIRED, FOR THE UNITED STATES: 1950

✓ [Number of properties on which existing first mortgage was made or assumed at time of acquisition]

Subject	New structure					Previously occupied structure				
	Total	Year acquired <sup>1</sup>				Total	Year acquired <sup>1</sup>			
		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total properties.....	1,432	552	413	189	279	3,437	1,048	1,280	806	303
<b>PURCHASE PRICE</b>										
Less than \$100,000.....	12	4	8	...	...	334	41	167	113	16
\$100,000 to \$199,999.....	25	...	...	8	17	864	212	357	208	88
\$200,000 to \$499,999.....	436	76	73	102	185	1,394	479	507	273	136
\$500,000 to \$999,999.....	483	236	159	49	39	515	229	121	142	23
\$1,000,000 or more.....	362	203	122	18	19	125	44	50	17	14
Property not acquired by purchase or construction...	...	...	...	...	...	...	...	...	...	...
Not reported.....	114	33	51	12	19	205	47	78	53	26
Median purchase price.....dollars..	622,000	743,000	754,000	...	334,000	252,000	282,000	229,000	237,000	239,000
<b>FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>										
Less than 50 percent.....	39	11	14	...	14	348	126	104	110	9
50 to 59 percent.....	26	9	10	3	4	336	96	165	62	13
60 to 69 percent.....	114	34	31	3	46	984	334	476	137	38
70 to 79 percent.....	209	36	54	30	89	788	322	279	134	56
80 to 89 percent.....	321	103	68	56	94	507	61	113	256	77
90 to 99 percent.....	411	224	118	60	9	181	39	50	49	43
100 percent or more.....	201	102	71	24	4	80	26	15	4	37
Purchase price not reported or property not acquired by purchase.....	114	33	51	12	19	204	47	78	53	26
Median percent.....	89	94	90	...	78	69	69	66	74	84
<b>TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE</b>										
Less than 60 percent.....	52	18	13	3	18	452	84	203	148	18
60 to 69 percent.....	96	24	31	1	40	466	92	264	79	32
70 to 79 percent.....	206	33	57	30	86	992	376	398	164	54
80 to 89 percent.....	340	110	71	58	101	869	350	213	217	88
90 to 99 percent.....	421	232	119	60	10	262	63	85	68	46
100 percent or more.....	202	102	71	24	5	191	40	38	76	39
Purchase price not reported or property not acquired by purchase.....	114	33	51	12	19	206	47	78	53	26
Median percent.....	89	95	91	...	79	77	78	76	79	85
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>3</sup></b>										
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..	882	117	323	178	265	2,568	455	1,128	734	250
Less than 30 percent.....	157	6	18	26	107	723	59	316	262	85
30 to 39 percent.....	235	17	49	57	113	826	115	386	214	111
40 to 59 percent.....	432	75	223	90	44	770	220	341	165	44
60 to 79 percent.....	35	7	24	3	1	131	47	48	32	4
80 to 99 percent.....	13	5	8	...	...	23	8	11	...	4
100 percent or more.....	10	7	1	2	...	95	6	26	61	2
Median percent.....	42	...	46	...	32	37	42	36	35	34

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.

<sup>2</sup> Data for 1950 are for part of the year only.

<sup>3</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

## RESIDENTIAL FINANCING

Table 12a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: FINANCIAL CHARACTERISTICS, BY NEW AND PREVIOUSLY OCCUPIED STRUCTURE, BY YEAR ACQUIRED, FOR THE UNITED STATES: 1950

[Number of properties on which existing first mortgage was made or assumed at time of acquisition]

Subject	New structure					Previously occupied structure				
	Total	Year acquired <sup>1</sup>				Total	Year acquired <sup>1</sup>			
		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier		1949 to 1950 <sup>2</sup>	1946 to 1948	1942 to 1945	1941 or earlier
Total properties.....	546	107	142	50	247	3,341	1,013	1,249	782	301
PURCHASE PRICE										
Less than \$100,000.....	12	4	8	...	...	334	42	167	113	16
\$100,000 to \$199,999.....	17	...	...	...	17	861	209	357	208	88
\$200,000 to \$499,999.....	250	16	29	34	171	1,368	477	487	269	136
\$500,000 to \$999,999.....	124	40	44	12	28	483	212	118	131	22
\$1,000,000 or more.....	89	44	31	...	14	107	33	44	17	13
Property not acquired by purchase or construction...	...	...	...	...	...	...	...	...	...	...
Not reported.....	54	3	30	4	17	188	41	76	44	26
Median purchase price.....dollars..	442,000	...	...	...	313,000	248,000	278,000	224,000	232,000	238,000
FIRST MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE										
Less than 50 percent.....	36	11	11	...	14	348	126	104	110	9
50 to 59 percent.....	23	7	9	3	4	336	96	165	62	13
60 to 69 percent.....	110	33	31	3	43	984	334	476	137	38
70 to 79 percent.....	172	26	36	27	83	786	322	275	133	55
80 to 89 percent.....	107	6	11	12	78	475	47	101	252	77
90 to 99 percent.....	27	13	10	...	4	139	22	36	39	42
100 percent or more.....	21	8	8	1	4	76	25	12	4	37
Purchase price not reported or property not acquired by purchase.....	54	3	30	4	17	187	41	76	44	26
Median percent.....	75	...	...	...	77	69	68	65	74	84
TOTAL MORTGAGE LOAN ON PROPERTY AS PERCENT OF PURCHASE PRICE										
Less than 60 percent.....	46	16	9	3	18	452	84	203	148	18
60 to 69 percent.....	92	23	31	1	37	466	92	264	79	32
70 to 79 percent.....	170	24	39	27	80	990	376	398	163	53
80 to 89 percent.....	129	16	14	14	85	842	340	201	213	88
90 to 99 percent.....	32	16	11	...	5	220	42	71	62	45
100 percent or more.....	22	8	8	1	5	183	39	35	72	39
Purchase price not reported or property not acquired by purchase.....	54	3	30	4	17	188	41	76	44	26
Median percent.....	76	...	...	...	78	77	77	75	78	85
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>3</sup>										
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..										
445	43	118	50	234	2,504	437	1,104	714	248	
Less than 30 percent.....	136	6	15	9	106	722	59	316	261	85
30 to 39 percent.....	167	8	33	26	100	816	115	385	206	110
40 to 49 percent.....	74	10	29	12	23	725	207	321	154	43
50 to 99 percent.....	62	14	41	2	5	146	50	56	32	8
100 percent or more.....	6	5	...	1	...	95	6	26	61	2
Median percent.....	35	...	...	...	31	36	42	36	35	34

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.<sup>2</sup> Data for 1950 are for part of the year only.<sup>3</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

RENTAL PROPERTIES WITH 50 UNITS OR MORE

Table 13.—MORTGAGE CHARACTERISTICS, BY PURCHASE PRICE OF PROPERTY, FOR THE UNITED STATES: 1950

[Number of properties on which the existing first mortgage was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported]

Subject	Total	Purchase price of property							
		Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Total properties.....	4,550	219	128	449	440	970	861	1,000	487
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>									
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..	3,326	171	105	416	386	749	677	556	268
Less than 30 percent.....	849	91	33	96	85	212	213	83	36
30 to 39 percent.....	1,016	...	43	160	142	275	203	153	40
40 to 49 percent.....	852	4	5	119	65	186	141	224	109
50 to 59 percent.....	315	7	7	20	63	32	67	75	44
60 to 79 percent.....	158	8	17	7	17	31	37	16	26
80 to 99 percent.....	32	...	...	10	2	4	9	4	3
100 percent or more.....	104	61	...	4	12	9	7	1	10
Median percent.....	38	...	...	37	38	36	36	42	45
Properties with first mortgage only.....	3,258	147	100	279	287	567	637	819	427
FIRST MORTGAGE LOAN									
Total properties.....	3,258	147	100	279	287	567	637	819	427
Less than \$100,000.....	536	147	100	206	54	25	...	6	...
\$100,000 to \$199,999.....	711	...	...	73	233	343	54	7	1
\$200,000 to \$499,999.....	1,085	...	...	...	...	199	578	301	7
\$500,000 or more.....	926	...	...	...	...	...	5	505	419
Median loan.....dollars..	280,000	...	...	89,000	127,000	183,000	298,000	500,000+	500,000+
Properties acquired in 1949 to 1950.....	948	4	22	34	74	71	129	412	205
Less than \$100,000.....	60	4	22	26	7	...	...	2	...
\$100,000 to \$199,999.....	133	...	...	8	67	46	12	...	...
\$200,000 to \$499,999.....	332	...	...	...	...	25	116	190	1
\$500,000 or more.....	423	...	...	...	...	...	1	220	204
Median loan.....dollars..	462,000	...	...	...	...	...	...	500,000+	...
Properties with two mortgages or more.....	1,292	72	28	170	153	403	224	181	60
TOTAL MORTGAGE LOAN ON PROPERTY									
Less than \$100,000.....	115	68	27	20	...	...	...	...	...
\$100,000 to \$199,999.....	569	...	1	150	149	256	8	...	...
\$200,000 to \$499,999.....	473	4	...	...	4	147	213	104	4
\$500,000 or more.....	137	...	...	...	...	...	3	77	56
Median loan.....dollars..	194,000	...	...	...	...	189,000	...	...	...
TOTAL JUNIOR MORTGAGE LOAN ON PROPERTY									
Less than \$15,000.....	56	7	14	6	12	13	4	...	...
\$15,000 to \$24,999.....	312	69	2	133	21	69	22	...	...
\$25,000 to \$49,999.....	902	...	11	29	108	246	89	17	2
\$50,000 or more.....	420	...	1	2	12	75	109	164	58
Median loan.....dollars..	39,000	...	...	...	...	38,000	...	...	...

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

## RESIDENTIAL FINANCING

Table 13a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: MORTGAGE CHARACTERISTICS, BY PURCHASE PRICE OF PROPERTY, FOR THE UNITED STATES: 1950

[Number of properties on which the existing first mortgage was made or assumed at time of acquisition. Excluded are properties not acquired by purchase or construction, and properties for which purchase price was not reported]

Subject	Total	Purchase price of property							
		Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Total properties.....	3,645	219	128	446	432	929	691	608	195
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>1</sup>									
Properties with both interest and principal in first mortgage payments and with 90 percent or more of dwelling units in rental market for entire year--Number reporting rental receipts..	2,848	171	105	416	378	716	566	369	129
Less than 30 percent.....	827	91	33	96	85	211	197	79	35
30 to 39 percent.....	944	...	43	160	134	260	192	125	30
40 to 49 percent.....	593	4	5	119	65	169	85	117	30
50 to 59 percent.....	223	7	7	20	63	32	45	37	12
60 to 99 percent.....	161	8	17	17	19	35	40	10	16
100 percent or more.....	100	61	...	4	12	9	7	1	6
Median percent.....	36	...	...	37	38	36	34	38	...
Properties with first mortgage only.....	2,366	147	100	276	279	526	467	433	142
FIRST MORTGAGE LOAN									
Less than \$100,000.....	536	147	100	206	54	25	...	6	...
\$100,000 to \$199,999.....	688	...	...	70	225	333	54	5	1
\$200,000 to \$499,999.....	853	...	...	...	...	168	413	265	7
\$500,000 or more.....	289	...	...	...	...	...	...	157	134
Median loan.....dollars..	194,000	...	...	89,000	126,000	181,000	270,000	454,000	...
Properties with two mortgages or more.....	1,279	72	28	170	153	403	224	175	53
TOTAL MORTGAGE LOAN ON PROPERTY									
Less than \$100,000.....	115	68	27	20	...	...	...	...	...
\$100,000 to \$199,999.....	565	...	1	150	149	256	8	...	...
\$200,000 to \$499,999.....	475	4	...	...	4	147	213	104	4
\$500,000 or more.....	124	...	...	...	...	...	3	71	49
Median loan.....dollars..	193,000	...	...	...	...	189,000	...	...	...
TOTAL JUNIOR MORTGAGE LOAN ON PROPERTY									
Less than \$25,000.....	368	72	16	139	33	82	26	...	...
\$25,000 to \$49,999.....	496	...	11	29	108	246	89	11	2
\$50,000 or more.....	413	...	1	2	12	75	109	164	51
Median loan.....dollars..	39,000	...	...	...	...	38,000	...	...	...

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

RENTAL PROPERTIES WITH 50 UNITS OR MORE

Table 14.—TYPE OF OWNER, AND PROPERTY AND MORTGAGE CHARACTERISTICS, BY MARKET VALUE OF PROPERTY, FOR THE UNITED STATES: 1950

[Number of mortgaged properties for which market value was reported]

Subject	Total	Market value of property						
		Less than \$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Total properties.....	9,394	426	725	1,133	2,427	2,140	1,794	751
TYPE OF OWNER								
Individual.....	1,805	236	167	253	577	274	239	61
Partnership.....	1,094	28	137	225	328	212	128	36
Corporation.....	6,495	162	421	655	1,522	1,654	1,427	654
YEAR STRUCTURE BUILT <sup>1</sup>								
1949 to 1950 (part).....	515	1	11	...	6	57	226	214
1946 to 1948.....	416	11	...	...	7	47	205	146
1942 to 1945.....	293	2	...	...	8	15	100	49
1940 to 1941.....	530	...	3	4	147	215	118	43
1930 to 1939.....	1,451	31	32	99	476	490	231	93
1920 to 1929.....	4,620	129	516	777	1,368	993	666	171
1919 or earlier.....	1,465	252	159	219	364	225	218	29
Not reported.....	103	...	5	26	43	10	12	7
TOTAL OUTSTANDING DEBT ON PROPERTY AS PERCENT OF MARKET VALUE								
Total properties.....	9,390	428	724	1,133	2,427	2,137	1,794	751
Less than 20 percent.....	468	40	43	55	137	99	58	37
20 to 39 percent.....	1,453	116	285	172	376	248	149	137
40 to 59 percent.....	2,464	174	178	236	556	713	469	137
60 to 69 percent.....	2,111	23	90	400	663	457	389	90
70 to 79 percent.....	1,236	24	50	144	348	370	191	111
80 to 89 percent.....	1,085	31	55	79	295	164	136	126
90 to 99 percent.....	442	12	13	22	38	57	184	116
100 percent or more.....	131	8	10	25	14	29	18	27
Median percent.....	61	47	44	63	62	60	66	70
Properties with fully amortized first mortgage loan.....								
Total.....	2,611	194	136	304	372	569	611	427
Less than 20 percent.....	222	36	23	26	73	37	18	10
20 to 39 percent.....	496	36	44	123	104	95	58	37
40 to 59 percent.....	648	82	38	54	107	209	104	53
60 to 69 percent.....	307	9	12	70	45	81	62	28
70 to 79 percent.....	209	...	12	15	20	35	68	60
80 to 89 percent.....	343	26	6	16	18	53	116	108
90 to 99 percent.....	337	5	...	...	3	47	174	108
100 percent or more.....	49	...	1	...	2	12	11	23
Median percent.....	58	...	...	41	42	55	79	83
ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY								
Properties with both interest and principal in first mortgage payments.....								
Total.....	9,131	411	699	1,096	2,349	2,088	1,755	735
Less than \$6,000.....	8,673	411	699	1,092	2,349	2,088	1,722	314
\$6,000 to \$11,999.....	325	...	...	...	...	...	32	303
\$12,000 or more.....	123	...	...	4	...	...	...	118
Median payment.....dollars..	3,152	2,994	2,994	3,005	2,994	2,994	3,051	6,740
Properties with 90 percent or more of dwelling units in rental market for entire year, with rental receipts <sup>2</sup> reported.....								
Total.....	8,057	333	672	1,073	2,147	1,946	1,363	521
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>2</sup> LESS REAL ESTATE TAXES								
Properties with both interest and principal in first mortgage payments.....								
Total.....	7,753	320	656	1,051	2,069	1,896	1,296	459
Less than 30 percent.....	1,347	139	148	147	324	343	158	92
30 to 39 percent.....	2,219	51	300	220	703	462	417	66
40 to 49 percent.....	1,913	12	84	393	474	475	370	105
50 to 59 percent.....	1,201	25	66	180	265	372	179	112
60 to 79 percent.....	652	18	24	64	198	157	128	60
80 to 99 percent.....	169	4	14	13	54	42	29	13
100 percent or more.....	219	69	16	34	41	39	12	7
Taxes not reported.....	33	6	4	...	10	6	3	4
Median percent.....	42	35	36	44	40	43	42	47
REAL ESTATE TAXES PER \$1,000 OF MARKET VALUE								
Less than \$5.00.....	463	8	8	21	30	94	275	27
\$5.00 to \$9.99.....	267	...	5	48	35	43	59	76
\$10.00 to \$14.99.....	669	54	30	17	124	174	173	97
\$15.00 to \$19.99.....	808	16	23	119	219	241	139	56
\$20.00 to \$24.99.....	1,118	72	88	66	186	411	205	70
\$25.00 or more.....	4,613	177	510	788	1,542	975	476	145
Taxes not payable in 1949.....	79	...	...	...	1	2	31	45
Taxes not reported.....	40	6	8	...	10	6	5	2
Median taxes.....dollars..	25.00+	25.00+	25.00+	25.00+	25.00+	25.00+	20.43	18.10

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.  
<sup>2</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

## RESIDENTIAL FINANCING

Table 14.— TYPE OF OWNER, AND PROPERTY AND MORTGAGE CHARACTERISTICS, BY MARKET VALUE OF PROPERTY, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties for which market value was reported]

Subject	Total	Market value of property						
		Less than \$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
<b>REAL ESTATE TAXES PER DWELLING UNIT</b>								
Properties with at least 90 percent of their revenue from residential units.....	7,242	286	635	917	1,944	1,763	1,236	463
Less than \$40.....	521	218	122	62	64	24	21	11
\$40 to \$59.....	319	19	36	49	82	75	36	22
\$60 to \$79.....	1,017	24	273	97	312	166	95	50
\$80 to \$99.....	1,260	11	150	463	276	218	92	50
\$100 to \$119.....	1,301	...	27	166	590	356	120	43
\$120 to \$139.....	1,038	...	4	40	383	299	273	40
\$140 to \$159.....	635	4	15	24	137	308	109	37
\$160 to \$199.....	532	...	...	8	65	154	265	40
\$200 to \$299.....	368	...	...	4	20	148	142	54
\$300 or more.....	135	4	...	4	4	6	47	70
Taxes not payable in 1949.....	77	...	...	...	1	2	31	43
Taxes not reported.....	39	6	8	...	10	7	5	3
Median taxes.....dollars..	102	26	66	86	103	118	132	131
<b>TOTAL RENTAL RECEIPTS<sup>1</sup> FOR YEAR</b>								
Less than \$18,000.....	510	270	92	66	57	23	1	1
\$18,000 to \$23,999.....	1,287	40	485	463	255	34	8	3
\$24,000 to \$29,999.....	987	12	68	374	466	54	8	6
\$30,000 to \$35,999.....	1,058	5	20	91	729	208	5	...
\$36,000 to \$47,999.....	1,528	5	5	72	578	830	39	...
\$48,000 to \$71,999.....	1,445	1	...	5	52	718	653	10
\$72,000 to \$95,999.....	463	...	2	2	4	55	359	41
\$96,000 to \$119,999.....	256	...	...	...	2	9	164	81
\$120,000 or more.....	520	...	...	...	4	17	127	372
Median receipts.....dollars..	37,000	11,000	21,000	24,000	32,000	45,000	70,000	120,000+
<b>TOTAL RENTAL RECEIPTS<sup>1</sup> AS PERCENT OF MARKET VALUE</b>								
Less than 5 percent.....	105	...	8	7	15	26	9	40
5 to 9 percent.....	805	5	16	45	162	205	213	159
10 to 14 percent.....	4,776	100	320	523	1,310	1,333	923	268
15 to 19 percent.....	1,765	49	234	392	598	305	178	33
20 to 29 percent.....	393	67	83	97	46	58	29	13
30 percent or more.....	189	114	10	9	16	21	12	7
Median percent.....	13	22	15	15	13	13	12	11

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.



# RENTAL PROPERTIES WITH 50 UNITS OR MORE

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Table 14a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: TYPE OF OWNER, AND PROPERTY AND MORTGAGE CHARACTERISTICS, BY MARKET VALUE OF PROPERTY, FOR THE UNITED STATES: 1950

[Number of mortgaged properties for which market value was reported]

Subject	Total	Market value of property						
		Less than \$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
Total properties.....	8,515	426	722	1,125	2,421	1,988	1,394	441
TYPE OF OWNER								
Individual.....	1,794	236	167	253	577	272	236	55
Partnership.....	1,066	28	137	225	328	206	107	35
Corporation.....	5,655	162	418	647	1,516	1,510	1,051	351
YEAR STRUCTURE BUILT <sup>1</sup>								
1949 to 1950 (part).....	112	1	11	...	4	7	48	41
1946 to 1948.....	144	11	...	...	7	13	71	42
1942 to 1945.....	135	2	...	...	11	43	51	26
1940 to 1941.....	513	...	...	...	146	215	107	40
1930 to 1939.....	1,422	31	32	99	467	995	226	86
1920 to 1929.....	4,622	129	516	777	1,372	995	662	171
1919 or earlier.....	1,464	252	159	219	363	225	217	29
Not reported.....	103	...	5	26	44	10	12	7
TOTAL OUTSTANDING DEBT ON PROPERTY AS PERCENT OF MARKET VALUE								
Total properties.....	8,512	428	721	1,125	2,421	1,985	1,394	442
Less than 20 percent.....	464	40	43	55	137	98	56	36
20 to 39 percent.....	1,440	116	285	172	376	244	144	103
40 to 59 percent.....	2,379	174	178	236	556	690	422	123
60 to 69 percent.....	2,044	23	90	400	659	441	360	72
70 to 79 percent.....	1,132	24	47	144	348	352	151	67
80 to 89 percent.....	658	31	55	71	295	125	237	25
90 to 99 percent.....	127	12	13	22	36	18	16	10
100 percent or more.....	87	8	10	25	14	17	8	5
Median percent.....	60	47	44	62	62	59	62	53
Properties with fully amortized first mortgage loan.....								
1,732	194	133	296	366	417	211	117	117
Less than 20 percent.....	218	36	23	26	73	36	16	9
20 to 39 percent.....	483	36	44	123	104	91	53	33
40 to 59 percent.....	563	82	38	54	107	186	57	39
60 to 69 percent.....	240	9	12	70	41	65	33	10
70 to 79 percent.....	105	...	9	15	20	17	28	16
80 to 89 percent.....	96	26	6	8	18	14	17	7
90 percent or more.....	27	5	1	...	3	8	7	3
Median percent.....	46	...	...	40	41	49	...	...
Properties with partially amortized, not amortized, or on-demand first mortgage loan.....								
6,780	234	588	829	2,055	1,568	1,183	325	325
Less than 20 percent.....	246	4	20	29	64	62	40	27
20 to 39 percent.....	957	80	241	49	272	153	91	70
40 to 59 percent.....	1,816	92	140	182	449	504	365	84
60 to 69 percent.....	1,804	14	78	330	618	376	327	62
70 to 79 percent.....	1,027	24	38	129	328	335	123	51
80 to 89 percent.....	742	5	49	63	277	111	220	18
90 percent or more.....	187	15	22	47	47	27	17	12
Median percent.....	62	...	45	65	64	62	63	56
ANNUAL TOTAL OF INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY								
Properties with both interest and principal in first mortgage payments.....								
8,252	411	696	1,088	2,343	1,936	1,355	425	425
Less than \$6,000.....	8,015	411	696	1,084	2,343	1,936	1,322	225
\$6,000 to \$11,999.....	185	...	...	...	...	...	32	153
\$12,000 or more.....	52	...	...	4	...	...	1	47
Median payment.....dollars..	3,082	2,994	2,994	3,005	2,994	2,994	3,068	5,660
Properties with 90 percent or more of dwelling units in rental market for entire year, with rental receipts <sup>2</sup> reported.....								
7,613	333	672	1,065	2,143	1,847	1,167	385	385
INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS <sup>2</sup> LESS REAL ESTATE TAXES								
Properties with both interest and principal in first mortgage payments.....								
7,353	320	656	1,043	2,065	1,798	1,115	350	350
Less than 30 percent.....	1,346	135	148	147	324	343	157	92
30 to 39 percent.....	2,173	51	300	220	703	448	390	61
40 to 49 percent.....	1,801	12	84	385	474	446	321	79
50 to 59 percent.....	1,027	25	66	180	261	325	106	62
60 to 69 percent.....	593	18	24	64	198	149	98	39
70 to 79 percent.....	165	4	14	13	54	42	29	9
80 to 89 percent.....	217	69	16	34	41	39	12	5
100 percent or more.....	31	6	4	...	10	6	2	3
Taxes not reported.....	41	35	36	44	40	42	40	43

<sup>1</sup> For properties with more than one structure, reported for structure most recently built.  
<sup>2</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

## RESIDENTIAL FINANCING

Table 14a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: TYPE OF OWNER, AND PROPERTY AND MORTGAGE CHARACTERISTICS, BY MARKET VALUE OF PROPERTY, FOR THE UNITED STATES: 1950—Con.

[Number of mortgaged properties for which market value was reported]

Subject	Total	Market value of property						
		Less than \$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more
<b>REAL ESTATE TAXES PER \$1,000 OF MARKET VALUE</b>								
Less than \$5.00	439	8	8	21	30	92	264	16
\$5.00 to \$9.99	201	...	5	48	35	31	30	51
\$10.00 to \$14.99	530	54	30	17	120	146	106	57
\$15.00 to \$19.99	732	16	23	113	219	215	105	41
\$20.00 to \$24.99	1,059	72	88	86	186	390	175	62
\$25.00 or more	4,579	177	510	780	1,542	967	467	136
Taxes not payable in 1949	35	...	...	...	1	...	16	18
Taxes not reported	38	6	8	...	10	6	4	4
Median taxes.....dollars..	25.00+	25.00+	25.00+	25.00+	25.00+	25.00+	21.96	21.33
<b>REAL ESTATE TAXES PER DWELLING UNIT</b>								
Properties with at least 90 percent of their revenue from residential units.....								
	6,805	286	635	909	1,940	1,663	1,044	330
<b>TOTAL RENTAL RECEIPTS<sup>1</sup> FOR YEAR</b>								
Less than \$40	499	218	122	62	64	22	8	4
\$40 to \$59	288	19	36	49	82	67	23	12
\$60 to \$79	953	24	273	97	308	150	72	29
\$80 to \$99	1,179	11	150	455	276	195	63	29
\$100 to \$119	1,223	...	27	166	590	337	77	27
\$120 to \$139	993	...	4	40	383	291	249	27
\$140 to \$159	608	4	15	24	137	294	100	33
\$160 to \$199	501	...	...	8	65	146	247	35
\$200 to \$299	355	...	...	4	20	148	138	45
\$300 or more	135	4	...	4	4	6	47	70
Taxes not payable in 1949	34	...	...	...	1	...	16	17
Taxes not reported	37	6	8	...	10	7	4	2
Median taxes.....dollars..	102	26	66	86	103	119	139	152
<b>TOTAL RENTAL RECEIPTS<sup>1</sup> AS PERCENT OF MARKET VALUE</b>								
Less than \$18,000	509	270	92	66	57	23	1	...
\$18,000 to \$23,999	1,287	40	485	463	255	34	8	3
\$24,000 to \$29,999	974	12	68	374	462	30	4	5
\$30,000 to \$35,999	1,035	5	20	83	729	194	4	...
\$36,000 to \$47,999	1,481	5	5	72	578	787	34	...
\$48,000 to \$71,999	1,307	1	...	5	52	679	555	15
\$72,000 to \$95,999	391	...	2	2	4	55	292	36
\$96,000 to \$119,999	210	...	...	...	2	9	143	56
\$120,000 or more	418	...	...	...	4	17	127	270
Median receipts.....dollars..	36,000	11,000	21,000	24,000	32,000	45,000	71,000	120,000+

<sup>1</sup> Receipts adjusted to exclude expenditures for utilities, fuel, and personal services.

(This chapter does not contain table 15)

# RENTAL PROPERTIES WITH 50 UNITS OR MORE

**Table 16.—INTEREST AND PRINCIPAL PAYMENTS AND TOTAL PAYMENTS, BY TOTAL RENTAL RECEIPTS PER DWELLING UNIT, FOR THE UNITED STATES: 1950**

[Number of mortgaged properties with 90 percent or more of dwelling units in rental market for entire year, and with both interest and principal included in first mortgage payments. Excluded are properties for which rental receipts not reported]

Subject	Total	Monthly total rental receipts <sup>1</sup> per dwelling unit								
		Less than \$20	\$20 to \$29	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 or more
Total properties.....	9,188	226	532	1,501	2,321	1,909	1,050	620	609	417
<b>MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT</b>										
Less than \$20.....	6,614	215	516	1,426	2,072	1,538	529	160	101	58
\$20 to \$29.....	1,648	4	12	50	212	344	364	311	260	88
\$30 to \$49.....	777	7	...	25	32	26	153	139	230	164
\$50 or more.....	149	...	4	...	5	1	4	10	18	107
Median payment.....dollars..	13	...	10	10	11	12	19	23	27	37
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>										
Less than 30 percent.....	3,142	25	208	427	642	681	392	312	246	210
30 to 39 percent.....	3,295	28	61	623	947	852	378	145	146	115
40 to 59 percent.....	2,234	40	180	358	638	347	243	142	203	83
60 to 79 percent.....	302	32	49	58	75	22	35	16	9	6
80 to 99 percent.....	62	10	20	11	6	2	3	2	4	4
100 percent or more.....	153	91	14	24	14	4	1	4	1	...
Median percent.....	34	...	40	35	35	33	34	30	34	30
<b>TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS</b>										
Properties with first mortgage payments which include other items.....	9,127	192	526	1,491	2,319	1,909	1,049	619	610	415
Less than \$25.....	8,217	185	522	1,455	2,176	1,768	812	489	451	362
\$25 to \$29.....	180	...	...	20	87	41	19	7	4	2
\$30 to \$49.....	461	4	...	16	54	97	175	60	36	19
\$50 or more.....	269	3	4	...	2	3	43	63	119	32
Median payment.....dollars..	13	...	12	12	13	13	16	15	16	14

<sup>1</sup> Receipts are for all units, residential and business, on the property; and are adjusted to exclude expenditures for utilities, fuel, and personal services.

**Table 16a.—PROPERTIES WITH CONVENTIONAL FIRST MORTGAGE: INTEREST AND PRINCIPAL PAYMENTS AND TOTAL PAYMENTS, BY TOTAL RENTAL RECEIPTS PER DWELLING UNIT, FOR THE UNITED STATES: 1950**

[Number of mortgaged properties with 90 percent or more of dwelling units in rental market for entire year, and with both interest and principal included in first mortgage payments. Excluded are properties for which rental receipts not reported]

Subject	Total	Monthly total rental receipts <sup>1</sup> per dwelling unit								
		Less than \$20	\$20 to \$29	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 or more
Total properties.....	8,647	224	528	1,487	2,249	1,802	935	524	487	405
<b>MONTHLY INTEREST AND PRINCIPAL PAYMENT PER DWELLING UNIT</b>										
Less than \$20.....	6,509	215	516	1,416	2,024	1,505	520	159	100	56
\$20 to \$24.....	1,084	4	12	42	148	198	256	243	143	35
\$25 to \$29.....	394	...	...	4	44	76	55	52	110	53
\$30 to \$39.....	397	5	...	15	24	20	90	44	78	80
\$40 or more.....	303	...	4	10	9	3	14	26	56	181
Median payment.....dollars..	13	...	10	10	11	11	17	22	25	37
<b>INTEREST AND PRINCIPAL PAYMENTS ON ALL MORTGAGES ON PROPERTY AS PERCENT OF TOTAL RENTAL RECEIPTS<sup>1</sup></b>										
Less than 30 percent.....	3,119	25	208	427	642	665	390	311	245	207
30 to 39 percent.....	3,206	28	61	623	927	830	362	137	132	106
40 to 59 percent.....	1,839	40	180	348	591	283	163	55	96	87
60 to 79 percent.....	335	42	69	65	77	20	21	18	13	10
80 to 99 percent.....	149	89	14	24	13	3	1	4	1	...
Median percent.....	34	...	40	35	35	33	32	25	30	29
<b>TOTAL MONTHLY PAYMENT PER DWELLING UNIT FOR INTEREST, PRINCIPAL, AND OTHER ITEMS</b>										
Properties with first mortgage payments which include other items.....	8,586	190	526	1,477	2,246	1,802	934	523	488	403
Less than \$25.....	8,162	185	522	1,450	2,158	1,739	812	489	450	360
\$25 to \$29.....	130	...	...	15	61	36	10	2	4	2
\$30 to \$39.....	172	...	...	12	25	21	89	9	9	6
\$40 or more.....	122	5	4	...	2	6	23	23	25	35
Median payment.....dollars..	13	...	12	12	13	12	14	13	13	13

<sup>1</sup> Receipts are for all units, residential and business, on the property; and are adjusted to exclude expenditures for utilities, fuel, and personal services.