GENERAL SUMMARY.

In interpreting the statistics presented in this report, one general consideration must be kept in mind. It is impossible to ascribe any general causes for the changes which have taken place in the ownership, value, and indebtedness of homes not on farms during the past 30 years. The situation in each particular State or city must be carefully analyzed before it is possible to determine the causes which underlie the changes.

Study of the facts with regard to various communities will show that different forces may operate to bring about the same result, while, again, what appears to be the same force operating under different conditions causes different, if not opposite, results. A large recent increase in the population of a city might, for example, be the cause of a decrease in the proportion of owned homes to the total number of homes. Especially would this be the case if the growth in population has been caused by such temporary industrial conditions that permanent residence was not assured.

A rapid growth in population might, however, under different circumstances, be the cause of an increase in the proportion of owned homes, as, for example, in Youngstown and Canton, Ohio, Seattle, Wash., and Dallas, Tex., during the last decade.

In comparing the 1890 and 1920 statistics on home ownership and indebtedness not only must the population changes during that period be considered, but the recency of the change as well. The population of Lincoln, Nebr., for example, decreased slightly in the period 1890–1920, but increased very rapidly in the 10-year period 1910–1920. Between the years 1890 and 1910 this city lost more than 11,000 inhabitants, but regained almost the entire loss in the last 10-year period. All of the facts of population changes must be considered when analyzing the statistics of home ownership and indebtedness.

The absolute size of the city as well as the relative changes in population must be considered. Forces which increase home ownership in a city of medium size may operate to decrease home ownership in a very large city. A rapid increase in population might mean increasing home ownership in a medium-sized city, as pointed out above, while in a large city rapidly increasing numbers might cause an increase in the proportion of apartment houses and flats, thus reducing the percentage of home ownership.

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Many other factors besides population changes affect the amount of home ownership. General business conditions, business and industrial conditions in the particular community, the price of real estate, building costs, as well as other opportunities for spending and investing, will influence the extent and proportion of home ownership, the number of owned homes encumbered, and the amount of the encumbrance.

When it becomes clear that the aforementioned factors and many others must be given due weight and consideration, it at once becomes evident that no scientific generalizations, as to the causes and extent of home ownership and indebtedness, can be drawn from the unrelated statistics given, but that the facts must be brought into relation with other facts and tendencies.

OWNED HOMES NOT ON FARMS.

Tenure and encumbrance.—The total number of homes not on farms in the United States in 1920, as shown by the returns of the Fourteenth Census, was 17,600,472. Of this number, 10,188,111 were rented and 7,041,283 were owned, no information as to tenure being received for 371,078. Of the owned homes, 4,131,878 were free from encumbrance and 2,735,668 were mortgaged, and for the remaining 173,737 no reports were made as to encumbrance. The homes for which no data were received as to tenure and encumbrance were distributed in the proportion of the known quantities, as explained on page 20. After this distribution, 59.1 per cent of the total homes were shown as rented and 40.9 per cent as owned, and 60.3 per cent of the owned homes as free and 39.7 per cent as mortgaged. (See Tables 5 and 6.)

The proportion which owned homes constituted of all homes not on farms, after a slight decrease from 36.9 per cent to 36.2 per cent between 1890 and 1900, increased to 38.4 per cent in 1910 and to 40.9 per cent in 1920; and conversely, the proportion of rented homes, after increasing from 63.1 per cent in 1890 to 63.8 per cent in 1900, decreased to 61.6 per cent in 1910, and to 59.1 per cent in 1920.

The proportion of owned homes has shown an increase in the South during the past three decades, and an increase in the North during the last two decades. In the West the proportion of owned homes decreased between 1890 and 1900, increased between 1900 and 1910, and again decreased during the past decade.

In the New England, Middle Atlantic, East North Central, and South Atlantic divisions the increase in the proportion of owned homes was greater during the past decade than the one immediately preceding. In the Mountain and Pacific divisions, however, there was a decrease in the proportion of owned homes between 1910 and 1920, but these divisions still have larger proportions of owned homes than any other division except the East North Central and West North Central divisions. The latter division is the only one in which the proportion of owned homes was shown to be larger than the proportion of rented homes.

TABLE 5.—PROPORTION OF OWNED AND RENTED HOMES, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1890–1920.

SECTION AND DIVISION.	PER CENT OF ALL HOMES NOT ON FARMS.[1]							
	1920		1910		1900		1890	
	Rent-ed.	Own-ed.	Rent-ed.	Own-ed.	Rent-ed.	Own-ed.	Rent-ed.	Own-ed.
UNITED STATES	59.1	40.9	61.6	38.4	63.8	36.2	63.1	36.9
THE NORTH	58.6	41.4	61.2	38.8	62.4	37.6	60.9	39.1
New England	64.6	35.4	67.4	32.6	66.2	33.8	64.9	35.1
Middle Atlantic	66.3	33.7	69.4	30.6	70.1	29.9	67.8	32.2
East North Central	52.3	47.7	54.2	45.8	55.5	44.5	53.3	46.7
West North Central	47.8	52.2	49.6	50.4	53.4	46.6	54.5	45.5
THE SOUTH	62.3	37.7	66.2	33.8	70.4	29.6	72.0	28.0
South Atlantic	63.3	36.7	68.5	31.5	72.7	27.3	73.1	26.9
East South Central	64.4	35.6	67.1	32.9	71.4	28.6	72.5	27.5
West South Central	59.1	40.9	61.6	38.4	64.8	35.2	68.4	31.6
THE WEST	56.1	43.9	53.3	46.7	57.1	42.9	55.9	44.1
Mountain	55.1	44.9	53.2	46.8	52.9	47.1	50.9	49.1
Pacific	56.6	43.4	53.3	46.7	60.0	40.0	59.2	40.8

[1] Includes distribution of unknown as to tenure.

HOMES NOT ON FARMS—PER CENT RENTED AND OWNED, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1890-1920.

RENTED   OWNED
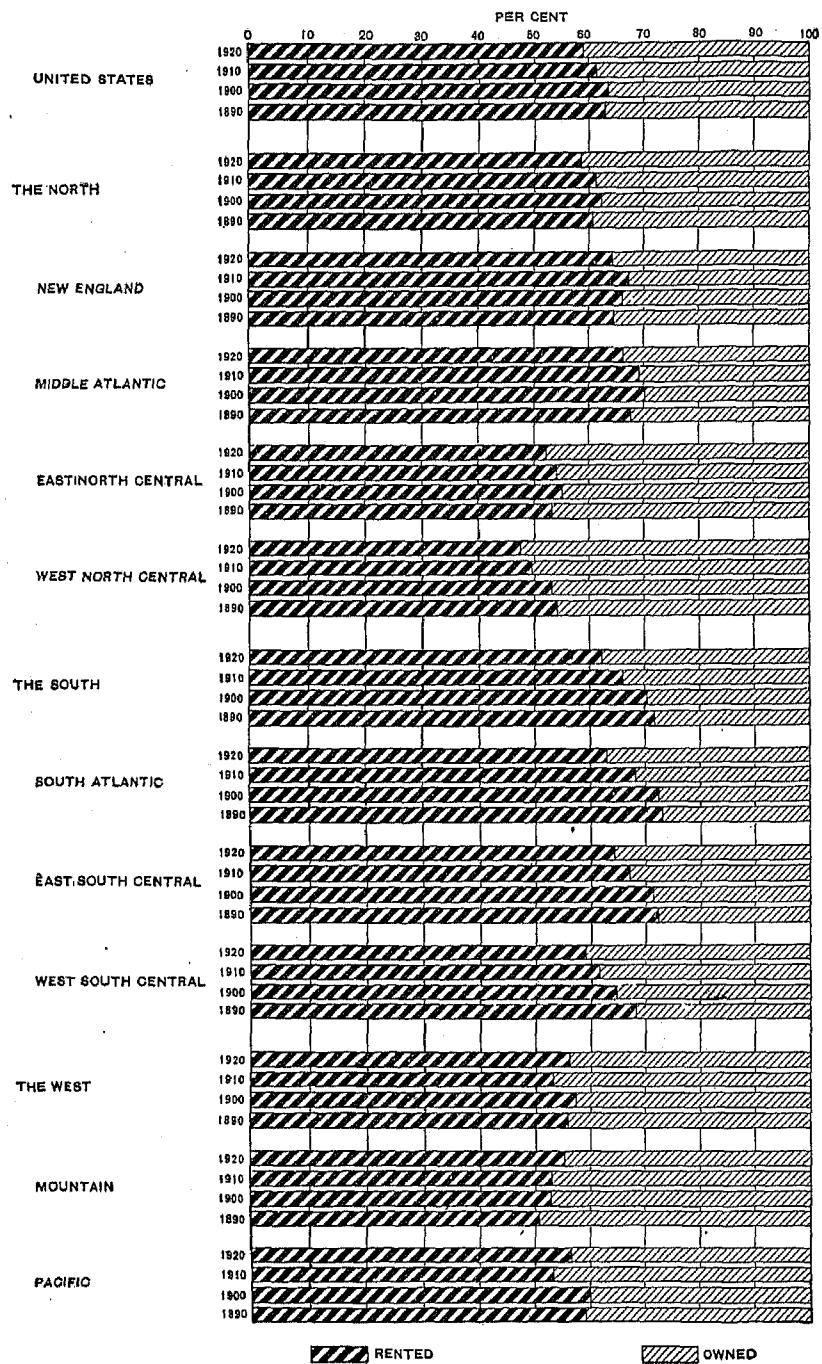
The proportion which owned mortgaged homes formed of the total owned homes not on farms has shown an increase at each census since 1890—from 27.7 per cent in that year to 31.7 in 1900, to 33.1 per cent in 1910, and to 39.7 per cent in 1920, the increase being greater between 1910 and 1920 than during either of the earlier decades. The increase between 1910 and 1920 was greater in the West than in the North or the South, and greater in the Mountain division than in any other division. (See Table 6.)
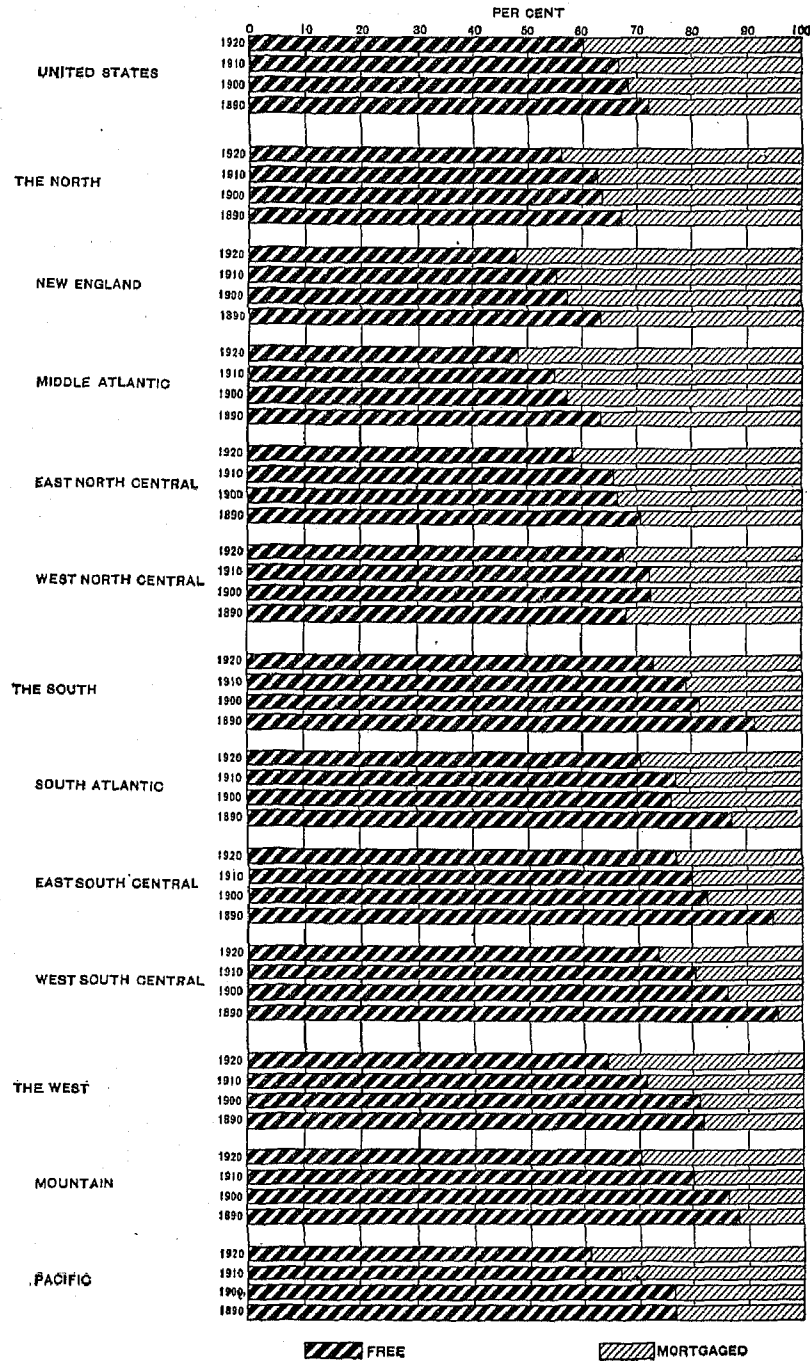
In 1920 the proportion of owned mortgaged homes exceeded the proportion of owned homes free from mortgage debt in the New England and Middle Atlantic divisions, this being the first time a preponderance of mortgaged homes has been shown for any division since the Federal Government began the collection of these statistics. As will be pointed out again later, this increase in the proportion of owned mortgaged homes to the total owned homes not on farms may mean that a new group of home owners have come into existence. The mortgage on the home may be due quite as much to recency of acquisition as to lack of home purchasing power.

TABLE 6.—PROPORTION OF FREE AND MORTGAGED HOMES, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1890–1920.

SECTION AND DIVISION.	PER CENT OF OWNED HOMES NOT ON FARMS.[1]							
	1920		1910		1900		1890	
	Free.	Mort-gaged.	Free.	Mort-gaged.	Free.	Mort-gaged.	Free.	Mort-gaged.
UNITED STATES	60.3	39.7	66.9	33.1	68.3	31.7	72.3	27.7
THE NORTH	56.0	44.0	62.7	37.3	63.7	36.3	67.1	32.9
New England	48.3	51.7	55.8	44.2	57.4	42.6	63.5	36.5
Middle Atlantic	48.7	51.3	55.1	44.9	57.7	42.3	63.8	36.2
East North Central	58.4	41.6	66.0	34.0	66.5	33.5	70.7	29.3
West North Central	67.6	32.4	72.3	27.7	72.9	27.1	68.1	31.9
THE SOUTH	73.2	26.8	78.9	21.1	81.6	18.4	91.6	8.4
South Atlantic	70.7	29.3	77.1	22.9	76.8	23.2	87.8	12.2
East South Central	77.3	22.7	80.0	20.0	82.9	17.1	94.7	5.3
West South Central	74.0	26.0	80.7	19.3	86.3	13.7	95.7	4.3
THE WEST	64.0	36.0	71.4	28.6	81.1	18.9	82.0	18.0
Mountain	70.5	29.5	80.1	19.9	86.6	13.4	88.4	11.6
Pacific	61.1	38.9	66.7	33.3	76.8	23.2	77.0	23.0

[1] Includes distribution of unknown as to tenure and as to encumbrance.

OWNED HOMES NOT ON FARMS—PER CENT FREE AND MORTGAGED, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1890–1920.

PER CENT

UNITED STATES
THE NORTH
NEW ENGLAND
MIDDLE ATLANTIC
EAST NORTH CENTRAL
WEST NORTH CENTRAL
THE SOUTH
SOUTH ATLANTIC
EAST SOUTH CENTRAL
WEST SOUTH CENTRAL
THE WEST
MOUNTAIN
PACIFIC

FREE   MORTGAGED

Debt and value.—Reports giving the value and amount of mortgage debt for 1920 were received from 1,892,537, or 66.3 per cent, of the 2,855,117 [1] owned mortgaged homes not on farms. The inquiry as to debt and value did not cover rented homes. For the 1,892,537 mortgaged homes, the total value was reported as $9,403,971,876, and the total mortgage debt as $4,014,420,954. Based upon these returns, the total value of the 2,855,117 mortgaged homes was estimated as $14,099,000,000, and the total mortgage debt as $6,000,000,000. (Table 7.) The method employed in estimating the total value and debt is explained in detail on pages 93 and 94 of this report. It must be remembered that this is the estimated value of the *owned mortgaged* homes only and does not include the value of the owned homes reported as free from mortgage debt, for which no data as to value were collected.

In 1890 the total number of owned mortgaged homes not on farms was 809,933, for which the total value was reported as $2,632,000,000, and the total mortgage debt as $1,047,000,000. The number of such homes increased 252.5 per cent between 1890 and 1920; the value, 435.6 per cent; and the mortgage debt, 473.1 per cent.

The rates of increase in number, value, and amount of mortgage debt were higher in the South than in the North or West. Among the geographic divisions, the West South Central division shows the highest rates of increase in number, value, and amount of mortgage debt; the West North Central division, the lowest rates of increase in number and value; and the New England division the lowest rate of increase in amount of mortgage debt.

For the United States as a whole, the ratio of debt to value for owned mortgaged homes not on farms increased from 39.8 per cent in 1890 to 42.6 per cent in 1920. It also increased in the North, South, and West, and in every geographic division except the West South Central, which shows a decrease from 41.3 per cent to 39.2 per cent. The increase in the New England division, however, was very slight, from 43.7 per cent to 43.9 per cent. The Pacific division shows the largest increase, from 32.8 per cent to 41.4 per cent.

Reference to Table 29 (page 151) shows that the ratio of debt to value for owned mortgaged *farms* in the United States decreased

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[1] Including distribution of unknown. See p. 20.

from 35.5 per cent in 1890 to 28.7 per cent in 1920, and also decreased in every geographic division. The largest decrease, from 42.8 per cent to 26.8 per cent, is shown for the West South Central division; and the smallest, from 30.1 per cent to 29.8 per cent, for the Pacific division.

It will be observed that the amount of debt on owned mortgaged nonfarm homes is relatively higher than that on owned mortgaged farms, and that the ratio of debt to value for the former has shown an increase between 1890 and 1920, while that for the latter has shown a marked decrease. This difference in the ratio of debt to the value of farms and of nonfarm homes must not be taken as absolute evidence that farmers have been prosperous and nonfarmers otherwise. In fact, general prosperity among the nonfarming group would lead to an increase in home ownership, and also to an increase in mortgage indebtedness, for in the face of prosperity many persons will buy homes long before they have sufficient funds to pay for them. Such an accretion of home owners would mean an increase in the ratio of indebtedness to value of homes not on farms.

OWNED MORTGAGED HOMES NOT ON FARMS—VALUE AND MORTGAGE
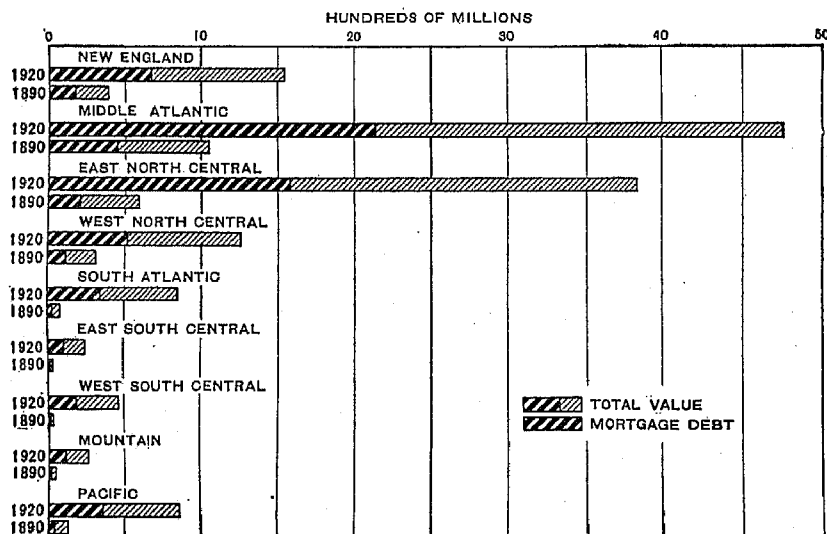DEBT, BY GEOGRAPHIC DIVISIONS: 1920 AND 1890.

TABLE 7.—VALUE AND MORTGAGE DEBT, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1920 AND 1890.

[No data concerning the value of mortgaged homes or the amount of mortgage debt were collected in 1910 or 1900.]

SECTION AND DIVISION.	OWNED MORTGAGED HOMES NOT ON FARMS.			
	Number.	Value (estimated).	Debt (estimated).	Ratio of debt to value (per cent).
UNITED STATES:				
1920...........	2, 855, 117	$14, 099, 188, 480	$6, 000, 415, 965	42. 6
1890...........	809, 933	2, 632, 374, 904	1, 046, 953, 603	39. 8
THE NORTH:				
1920...........	2, 197, 622	11, 405, 476, 688	4, 895, 599, 104	42. 9
1890...........	731, 505	2, 345, 289, 929	944, 275, 499	40. 3
New England—				
1920...........	284, 331	1, 544, 058, 974	678, 091, 516	43. 9
1890...........	107, 959	387, 437, 622	169, 149, 214	43. 7
Middle Atlantic—				
1920...........	803, 052	4, 761, 720, 624	2, 134, 968, 614	44. 8
1890...........	257, 476	1, 049, 965, 846	449, 545, 302	42. 8
East North Central—				
1920...........	798, 858	3, 840, 378, 886	1, 573, 477, 088	41. 0
1890...........	244, 250	587, 054, 286	211, 235, 851	36. 0
West North Central—				
1920...........	311, 381	1, 259, 318, 204	509, 061, 886	40. 4
1890...........	121, 820	320, 832, 175	114, 345, 132	35. 6
THE SOUTH:				
1920...........	384, 337	1, 564, 159, 906	636, 426, 389	40. 7
1890...........	42, 599	114, 616, 607	45, 566, 709	39. 8
South Atlantic—				
1920...........	186, 758	843, 815, 145	346, 791, 671	41. 1
1890...........	29, 947	83, 304, 256	33, 394, 569	40. 1
East South Central—				
1920...........	72, 922	249, 741, 452	104, 957, 663	42. 0
1890...........	7, 587	17, 754, 035	6, 570, 516	37. 0
West South Central—				
1920...........	124, 657	470, 603, 309	184, 677, 055	39. 2
1890...........	5, 065	13, 558, 316	5, 601, 624	41. 3
THE WEST:				
1920...........	273, 158	1, 129, 551, 886	468, 390, 472	41. 5
1890...........	35, 829	172, 468, 368	57, 111, 395	33. 1
Mountain—				
1920...........	71, 147	265, 532, 600	111, 026, 008	41. 8
1890...........	10, 137	41, 699, 258	14, 267, 109	34. 2
Pacific—				
1920...........	202, 011	864, 019, 286	357, 364, 464	41. 4
1890...........	25, 692	130, 769, 110	42, 844, 286	32. 8

Average value, debt, and interest charge.—The average value of owned mortgaged homes not on farms, for the United States as a whole, increased from $3,250 in 1890 to $4,938 in 1920, or at the rate of 51.9 per cent; the average mortgage debt, from $1,293

to $2,102, or 62.6 per cent; and the average annual interest charge, from $80 to $128, or 60 per cent. (See Table 8.)

This increase in the average value, debt, and interest charge is comparatively small, when compared with the immense increase in the price of real estate, in building costs, and in the rate of interest on other securities. It seems to indicate that there has been an increase in the ownership of smaller homes, and a consequent increase in mortgage indebtedness.

OWNED MORTGAGED HOMES NOT ON FARMS—AVERAGE VALUE AND AVERAGE MORTGAGE DEBT PER HOME, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1920 AND 1890.
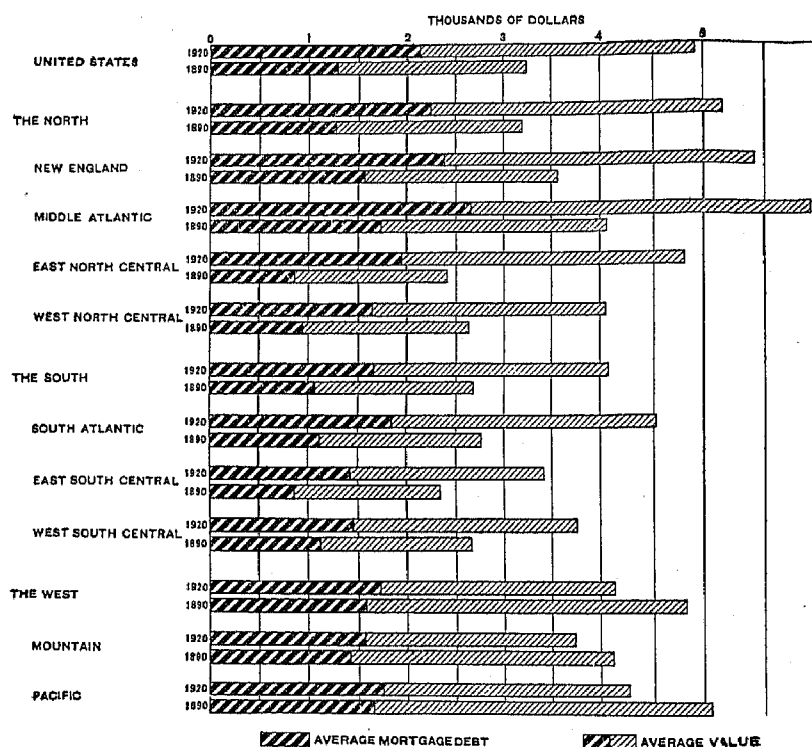
In the North and South the average value, debt, and annual interest charge have shown increases between 1890 and 1920, the increases being greater in the North than in the South. On the other hand, the average value and annual interest charge in the West decreased during the same period, while the average mortgage debt shows a small increase.

In the East North Central division the average value, mortgage debt, and annual interest charge each increased 100 per cent

or more between 1890 and 1920—the largest increases shown for any division. The average value and annual interest charge decreased in the Mountain and Pacific divisions, but the average mortgage debt shows a small increase in these divisions.

TABLE 8.—AVERAGE VALUE, MORTGAGE DEBT, AND ANNUAL INTEREST CHARGE, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1920 AND 1890.

SECTION AND DIVISION.	OWNED MORTGAGED HOMES NOT ON FARMS.					
	Average value.		Average debt.		Average annual interest charge.	
	1920	1890	1920	1890	1920	1890
UNITED STATES.........	$4,938	$3,250	$2,102	$1,293	$128	$80
THE NORTH................	5,190	3,206	2,228	1,291	132	78
New England............	5,430	3,589	2,385	1,567	138	87
Middle Atlantic.........	5,930	4,078	2,659	1,746	153	95
East North Central......	4,807	2,403	1,970	865	120	58
West North Central......	4,044	2,634	1,635	939	106	73
THE SOUTH................	4,070	2,691	1,656	1,070	112	72
South Atlantic...........	4,518	2,782	1,857	1,115	117	70
East South Central......	3,425	2,340	1,439	866	92	61
West South Central......	3,775	2,677	1,481	1,106	117	100
THE WEST.................	4,135	4,814	1,715	1,594	120	140
Mountain...............	3,732	4,114	1,561	1,407	117	131
Pacific.................	4,277	5,090	1,769	1,668	121	144

SECTION AND DIVISION.	INCREASE: [1] 1890-1920.					
	Average value.		Average debt.		Average annual interest charge.	
	Amount.	Per cent.	Amount.	Per cent.	Amount.	Per cent.
UNITED STATES.........	$1,688	51.9	$809	62.6	$48	60.0
THE NORTH................	1,984	61.9	937	72.6	54	69.2
New England............	1,841	51.3	818	52.2	51	58.6
Middle Atlantic.........	1,852	45.4	913	52.3	58	61.1
East North Central......	2,404	100.0	1,105	127.7	62	106.9
West North Central......	1,410	53.5	696	74.1	33	45.2
THE SOUTH................	1,379	51.2	586	54.8	40	55.6
South Atlantic...........	1,736	62.4	742	66.5	47	67.1
East South Central......	1,085	46.4	573	66.2	31	50.8
West South Central......	1,098	41.0	375	33.9	17	17.0
THE WEST.................	−679	−14.1	121	7.6	−20	−14.3
Mountain...............	−382	−9.3	154	10.9	−14	−10.7
Pacific.................	−813	−16.0	101	6.1	−23	−16.0

[1] A minus sign (−) denotes decrease.

Rates of interest.—For the United States as a whole, the number of owned homes not on farms, mortgaged at 6 per cent, constituted 58.1 per cent of the total number of owned mortgaged non-farm homes in 1920, as against 44.3 per cent in 1890; and the amount of mortgage debt bearing interest at this rate constituted 61 per cent of the total mortgage indebtedness in 1920, as compared with 39.8 per cent in 1890. Seven per cent was the next most common rate, 12.1 per cent of the mortgaged homes bearing interest at this rate in 1920, as against 11.5 per cent in 1890; and the amount of mortgage debt at this rate formed 10.2 per cent of the total in 1920, as compared with 8.5 per cent in 1890.

TABLE 9.—OWNED MORTGAGED HOMES AND AMOUNT OF MORTGAGE DEBT, BY RATES OF INTEREST, FOR THE UNITED STATES: 1920 AND 1890.

RATE OF INTEREST.	OWNED MORTGAGED HOMES NOT ON FARMS.			
	Number.		Amount of mortgage debt.	
	1920	1890	1920	1890
United States.	2,855,117	809,933	$6,000,415,965	$1,046,953,603
Under 5 per cent.	56,196	13,527	88,189,977	48,143,991
5 per cent.	235,594	89,279	545,179,233	236,336,477
Over 5 and under 6 per cent. .	170,211	18,595	540,540,663	55,348,985
6 per cent.	1,658,849	359,047	3,658,495,190	416,406,500
Over 6 and under 7 per cent. .	47,294	10,969	103,471,128	22,198,492
7 per cent.	346,544	92,885	614,334,049	89,358,751
Over 7 and under 8 per cent. .	15,283	7,985	27,584,164	13,409,934
8 per cent.	252,621	130,810	340,861,479	99,375,412
Over 8 per cent.	72,525	86,836	81,760,082	66,375,061
	PER CENT DISTRIBUTION.			
United States.	100.0	100.0	100.0	100.0
Under 5 per cent.	2.0	1.7	1.5	4.6
5 per cent.	8.3	11.0	9.1	22.6
Over 5 and under 6 per cent. .	6.0	2.3	9.0	5.3
6 per cent.	58.1	44.3	61.0	39.8
Over 6 and under 7 per cent. .	1.7	1.4	1.7	2.1
7 per cent.	12.1	11.5	10.2	8.5
Over 7 and under 8 per cent. .	0.5	1.0	0.5	1.3
8 per cent.	8.8	16.2	5.7	9.5
Over 8 per cent.	2.5	10.7	1.4	6.3

The average rate of interest has decreased from 6.2 per cent in 1890 to 6.1 per cent in 1920, in the face of generally increasing interest rates on other securities. This evidently reflects a better

money market, which improvement is partly due to the great increase and size of various organizations, such as savings and building and loan associations, which have made funds more readily available for those desiring to become home owners.

OWNED MORTGAGED HOMES NOT ON FARMS—PER CENT OF TOTAL NUMBER AND TOTAL MORTGAGE DEBT BEARING SPECIFIED RATES OF INTEREST, FOR THE UNITED STATES: 1920 AND 1890.
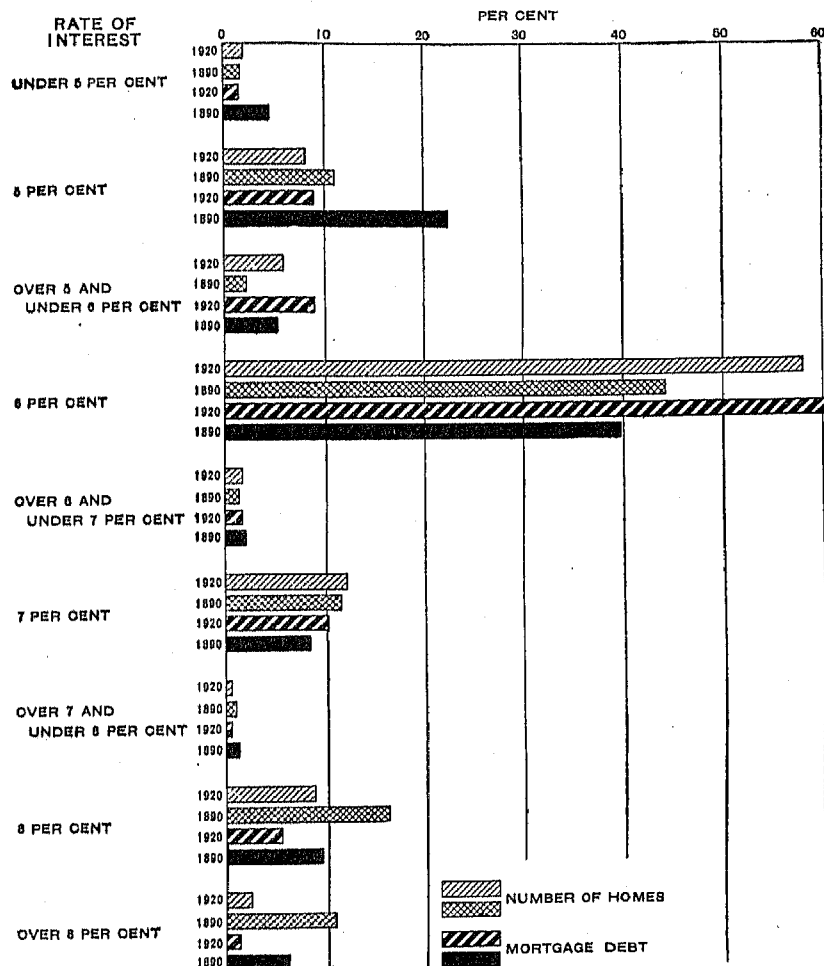
The rates of interest shown for 1920 do not include discounts, bonuses, commissions, or similar charges frequently made in connection with original loans and renewals thereof. Reports received in response to 250 questionnaires addressed to local real-estate boards in various cities by the Division of Building and

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Housing of the Department of Commerce showed that the discount rates on second mortgages in those cities ranged from 2 to 50 per cent. While the discount rates on first mortgages would undoubtedly be much lower, it is apparent that in the aggregate the payments thus made for the loan of money amount to a considerable sum. In 1890 an attempt was made to include discounts and similar charges as a part of the interest, the owners of mortgaged homes being requested to "give the actual rate of interest, or what the use of the money has cost, regardless of what the contract may specify." It is impossible to estimate accurately the extent to which this was done, but the following excerpt from the 1890 report throws some light on the matter:

"If there is any error in the report it is a failure to report the rate of interest as high as it really is. Mortgage contracts are often somewhat complicated in respect to the rate of interest, and all debtors have not education enough to enable them to compute the real rate of interest borne by the contract, as distinguished from the standard rate under the law of the State. In such cases the debtors often stated the terms of the contract in detail, and the true rate was computed before the tabulation of the reports."

OWNED FARMS AND HOMES NOT ON FARMS.

In order to present in the same connection statistics relating to all homes in the United States, figures for homes not on farms have been combined with those for farms, in Tables 10 and 29.

In 1920 the total number of owned farms and owned homes not on farms in the United States was 11,119,794, of which 6,803,400, or 61.2 per cent, were free, and 4,316,394, or 38.8 per cent, were mortgaged. The total mortgage debt on these 4,316,-394 farms and homes was estimated as $11,314,000,000, and the total value as $32,638,000,000. (It must be remembered that this estimated value refers only to *owned mortgaged* farms and homes.)

In 1890 the total number of owned farms and owned nonfarm homes in the United States was 6,066,417, of which 4,369,527, or 72 per cent, were free, and 1,696,890, or 28 per cent, were mortgaged. The total mortgage debt on these 1,696,890 farms and homes was reported as $2,133,000,000, and the total value as $5,687,000,000.

TABLE 10.—OWNED MORTGAGED FARMS AND HOMES NOT ON FARMS, NUMBER, VALUE, AND MORTGAGE DEBT, BY SECTIONS AND GEOGRAPHIC DIVISIONS: 1920 AND 1890.

SECTION AND DIVISION.	OWNED MORTGAGED FARMS AND HOMES NOT ON FARMS.[1]				
	Number.	Per cent of all owned farms and homes not on farms.	Value (estimated).	Amount of mortgage debt (estimated).	Ratio of debt to value (per cent).
UNITED STATES:					
1920........	4,316,394	38.8	$32,637,608,480	$11,314,455,965	34.7
1890........	1,696,890	28.0	5,687,298,069	2,132,949,563	37.5
THE NORTH:					
1920..............	3,070,447	44.2	24,111,486,688	8,503,929,104	35.3
1890..............	1,527,442	36.4	5,024,062,496	1,900,769,362	37.8
New England—					
1920...........	337,469	48.9	1,841,978,974	778,781,516	42.3
1890...........	154,697	33.5	497,561,221	213,661,357	42.9
Middle Atlantic—					
1920...........	928,268	49.0	5,567,970,624	2,427,868,614	43.6
1890...........	388,246	36.5	1,592,808,258	684,084,079	42.9
E. North Central—					
1920...........	1,125,171	41.9	7,597,118,886	2,720,847,088	35.8
1890...........	532,609	33.3	1,598,342,514	547,392,382	34.2
W. North Central—					
1920...........	679,539	40.6	9,104,418,204	2,576,431,886	28.3
1890...........	451,890	42.3	1,335,350,503	455,631,544	34.1
THE SOUTH:					
1920..............	789,795	26.0	4,466,099,906	1,459,416,389	32.7
1890..............	101,868	6.6	255,012,225	103,588,641	40.6
South Atlantic—					
1920...........	304,755	24.5	1,575,525,145	562,441,671	35.7
1890...........	61,027	9.2	167,148,175	67,059,735	40.1
E. South Central—					
1920...........	197,645	23.3	896,481,452	304,337,663	33.9
1890...........	23,821	4.7	46,442,870	19,003,196	40.9
W. South Central—					
1920...........	287,395	30.4	1,994,093,309	592,637,055	29.7
1890...........	17,020	4.6	41,421,180	17,525,710	42.3
THE WEST:					
1920..............	456,152	39.9	4,060,021,886	1,351,110,472	33.3
1890..............	67,580	20.1	408,223,348	128,591,560	31.5
Mountain—					
1920...........	168,185	37.9	1,628,552,600	526,946,008	32.4
1890...........	17,648	12.6	75,960,216	25,172,290	33.1
Pacific—					
1920...........	287,967	41.2	2,431,469,286	824,164,464	33.9
1890...........	49,932	25.5	332,263,132	103,419,270	31.1

[1] Data relate only to homes occupied by their owners and to farms owned wholly or in part by their operators.

The number of owned mortgaged farms and nonfarm homes increased 154.4 per cent between 1890 and 1920; the mortgage debt 430.5 per cent; and the value, 473.9 per cent.   The rates of increase in number, value, and amount of mortgage debt were higher in the South than in the North or West, and among the geographic divisions, highest in the West South Central division.   The West North Central division shows the lowest rate of increase in number, and the Middle Atlantic division the lowest in value and amount of mortgage debt.

The ratio of debt to value, for the United States as a whole, decreased from 37.5 per cent in 1890 to 34.7 per cent in 1920, and it also decreased in the North and South.   Decreases are shown for every geographic division except the Middle Atlantic, East North Central, and Pacific divisions, which show increases.   The increases in these three divisions are due to the increase in the ratio of debt to value for owned mortgaged homes not on farms.   The West South Central division shows the largest decrease, from 42.3 per cent to 29.7 per cent.

COMPARATIVE SUMMARY.

In the United States as a whole the percentage of owned homes has increased 4 during the 30-year period 1890—1920.   The percentage of owned homes which are mortgaged has increased 12, the ratio of debt to value of mortgaged homes has increased 2.8, the average value of the mortgaged home has increased $1,688, the average debt of the mortgaged home has increased $809, while the average interest charge has increased $48.   Tables 11, 12, 13, and 14 summarize the changes in various sections of the United States.

The increase in the proportion of owned homes seems to indicate that there has been an accession of a new group of home owners during the past 30 years.   Such an accession of home owners indicates an increase in the number of mortgaged homes, and also an increase in the proportion of mortgaged homes to "owned homes."   The increase in the ratio of debt to value follows as a logical consequence.

The average value of mortgaged homes has increased $1,688, or 51.9 per cent, since 1890, while the average mortgage indebtedness has increased $809, or 62.6 per cent.   As has been pointed out, it is necessary to use these figures judiciously in attempting any interpretation.   The generally increasing prices during the last

20 years have evidently stimulated home ownership. The increase in average mortgage indebtedness may well be due to the recency of acquisition and the great increase in cost of building. It is clear that a new group of home owners can not at once pay for their homes, but must borrow a portion of the purchase price.

TABLE 11.—COMPARATIVE PERCENTAGES OF HOMES OWNED, OWNED HOMES MORTGAGED, RATIO OF DEBT TO VALUE, AVERAGE VALUE, AVERAGE MORTGAGE DEBT, AVERAGE INTEREST CHARGES, AND AVERAGE ANNUAL RATE OF INTEREST, FOR THE VARIOUS SECTIONS OF THE UNITED STATES: 1920 AND 1890.

	UNITED STATES.			THE NORTH.		
	1920	1890	In-crease.[1]	1920	1890	In-crease.[1]
Percentage of homes owned............	40. 9	36. 9	4. 0	41. 4	39. 1	2. 3
Percentage of owned homes mortgaged.	39. 7	27. 7	12. 0	44. 0	32. 9	11. 1
Ratio of debt to value of mortgaged homes............................	42. 6	39. 8	2. 8	42. 9	40. 3	2. 6
Average value of mortgaged homes....	$4,938	$3,250	$1,688	$5,190	$3,206	$1,984
Average debt of mortgaged homes....	$2,102	$1,293	$809	$2,228	$1,291	$937
Average interest charges.............	$128	$80	$48	$132	$78	$54
Average annual rate of interest.......	6. 1	6. 2	—0. 1	5. 9	6. 0	—0. 1

	THE SOUTH.			THE WEST.		
	1920	1890	In-crease.	1920	1890	In-crease.[1]
Percentage of homes owned...........	37. 7	28. 0	9. 7	43. 9	44. 1	—0. 2
Percentage of owned homes mortgaged.	26. 8	8. 4	18. 4	36. 0	18. 0	17. 9
Ratio of debt to value of mortgaged homes............................	40. 7	39. 8	0. 9	41. 5	33. 1	8. 4
Average value of mortgaged homes....	$4,070	$2,691	$1,379	$4,135	$4,814	—$679
Average debt of mortgaged homes.....	$1,656	$1,070	$586	$1,715	$1,594	$121
Average interest charges.............	$112	$72	$40	$120	$140	—$20
Average annual rate of interest......	6. 8	6. 7	0. 1	7. 0	8. 8	—1. 8

[1] A minus sign (—) denotes decrease.

The value of these figures for comparative purposes is distinctly limited by the tremendous changes in real estate values and building costs. The increase of $1,688 in the value of the average mortgaged home may mean that the home is larger or smaller than the average mortgaged home in 1890, depending, in part at least, on these other factors, which it has been impossible to take into account in the census schedules. If the increase in building costs as calculated by reputable statisticians is correct, the average mortgaged home is a smaller home than the average mortgaged home in 1890. This fact, taken together with the

increase in the proportion of owned homes, bears out the assumption that there has been a new class of home owners developing since 1890.

The average interest charge on home mortgages has increased $48 during the 30-year period under consideration, which is a decrease in the average rate of interest from 6.2 per cent in 1890 to 6.1 per cent in 1920, notwithstanding the increase in the rate of interest on other securities. This decrease in the rate of interest has probably been brought about through a better organized loan market, as evidenced by various organizations which have made it possible for home owners to borrow money without paying extraordinary interest charges.

If we analyze the trend in the North, we find that the general tendency is very similar to the trend in the country as a whole. The increase in the percentage of owned homes has been largest in the West North Central States, and smallest in the New England States. The increase in the proportion of owned homes mortgaged has been most marked in the New England and Middle Atlantic States and smallest in the West North Central States. The largest increase in the proportion of homes owned has thus been accompanied by a comparatively small increase in the proportion of owned homes mortgaged. These facts appear to indicate a relatively large home purchasing power in the division in question. (See Table 12.)

The ratio of debt to value has increased most in the East North Central States and West North Central States. The small increase in the proportion of owned homes mortgaged, and a large increase in home ownership, means that the ratio of debt to value will necessarily tend to be larger than elsewhere. As a consequence of this increase in the ratio of debt to value there has been a larger proportionate increase in the average debt in the East North Central and West North Central States. This tendency appears because of the large increase in the percentage of owned homes and the relatively small increase in the proportion of owned homes mortgaged, which means a larger ratio of debt to value for those homes which are mortgaged and a larger average debt. The interest rate in the North has fallen during this same period.

TABLE 12.—COMPARATIVE PERCENTAGES OF HOMES OWNED, OWNED HOMES MORTGAGED, RATIO OF DEBT TO VALUE, AVERAGE VALUE OF OWNED MORTGAGED HOMES, AVERAGE DEBT OF OWNED MORTGAGED HOMES, AVERAGE INTEREST CHARGES, AND AVERAGE ANNUAL RATE OF INTEREST, IN THE NORTH: 1920 AND 1890.

	THE NORTH.		
	1920	1890	In-crease.[1]
Percentage of homes owned.	41. 4	39. 1	2. 3
Percentage of owned homes mortgaged.	44. 0	32. 9	11. 1
Ratio of debt to value of mortgaged homes.	42. 9	40. 3	2. 6
Average value of mortgaged homes.	$5,190	$3,206	$1,984
Average debt of mortgaged homes.	$2,228	$1,291	$937
Average interest charges.	$132	$78	$54
Average annual rate of interest.	5. 9	6. 0	—0. 1

	NEW ENGLAND.			MIDDLE ATLANTIC.		
	1920	1890	In-crease.	1920	1890	In-crease.
Percentage of homes owned.	35. 4	35. 1	0. 3	33. 7	32. 2	1. 5
Percentage of owned homes mortgaged.	51. 7	36. 5	15. 2	51. 3	36. 2	15. 1
Ratio of debt to value of mortgaged homes.	43. 9	43. 7	0. 2	44. 8	42. 8	2. 0
Average value of mortgaged homes.	$5,430	$3,589	$1,841	$5,930	$4,078	$1,852
Average debt of mortgaged homes.	$2,385	$1,567	$818	$2,659	$1,746	$913
Average interest charges.	$138	$87	$51	$153	$95	$58
Average annual rate of interest.	5. 8	5. 5	0. 3	5. 7	5. 5	0. 2

	EAST NORTH CENTRAL.			WEST NORTH CENTRAL.		
	1920	1890	In-crease.[1]	1920	1890	In-crease.[1]
Percentage of homes owned.	47. 7	46. 7	1. 0	52. 2	45. 5	6. 7
Percentage of owned homes mortgaged.	41. 6	29. 3	12. 3	32. 4	31. 9	0. 5
Ratio of debt to value of mortgaged homes.	41. 0	36. 0	5. 0	40. 4	35. 6	4. 8
Average value of mortgaged homes.	$4,807	$2,403	$2,404	$4,044	$2,634	$1,410
Average debt of mortgaged homes.	$1,970	$865	$1,105	$1,635	$939	$696
Average interest charges.	$120	$58	$62	$106	$73	$33
Average annual rate of interest.	6. 1	6. 8	—0. 7	6. 5	7. 8	—1. 3

[1] A minus sign (—) denotes decrease.

In the South the trend has been the same as for the country at large, but there has been a more marked increase in the percentage of homes owned, and consequently in.the percentage of owned

homes mortgaged. Recency of acquisition is undoubtedly the cause of the large increase in the proportion of owned homes which are mortgaged. In spite of these increases, however, the ratio of debt to value has increased less than in the country as a whole. The relative increases in the average value and the average indebtedness were also less than in the United States as a whole.

In the South the increase in the percentage of owned homes is fairly uniform among the various divisions. The percentage of owned homes mortgaged, as shown in Table 13, has increased more in the West South Central States than in either of the other two divisions. Population has increased relatively much more in the West South Central States than in either of the other two divisions, which would point to a large percentage of home owners who have only recently acquired their homes, and therefore still owe on them, thus accounting for the large increase in the proportion of homes mortgaged.

The increase in population has been 116 per cent in the West South Central States, 57.9 per cent in the South Atlantic States, and 38.3 per cent in the East South Central States, since 1890. This increase in total population in the West South Central division has accompanied a decrease in the proportion of the Negro population from 29.1 per cent in 1890 to 20.1 per cent in 1920. This decrease is relatively twice as large as in the rest of the South.

Although there is a larger increase in the proportion of owned homes mortgaged in the West South Central States than in the rest of the South, there has been a decrease in the ratio of debt to value in this division, which is not true of the other Southern States. The tendencies in the West South Central States should be compared with similar tendencies in the West North Central States.

The average value of the mortgaged homes in the West South Central States has increased approximately the same as in the rest of the South. As might be expected from the decrease in the ratio of debt to value, the increase in the average debt has been proportionately less than in either the country as a whole or the South as a whole.

The rate of interest is still higher in the West South Central States than in the rest of the South, but there has been a decrease from 9 per cent average in 1890 to 7.9 per cent in 1920. This is in spite of the general rise in interest rates on other securities during the same period.

TABLE 13.—COMPARATIVE PERCENTAGES OF HOMES OWNED, OWNED HOMES MORTGAGED, RATIO OF DEBT TO VALUE, AVERAGE VALUE OF OWNED MORTGAGED HOMES, AVERAGE DEBT OF OWNED MORTGAGED HOMES, AVERAGE INTEREST CHARGES, AND AVERAGE ANNUAL RATE OF INTEREST, IN THE SOUTH: 1920 AND 1890.

	THE SOUTH.			SOUTH ATLANTIC.		
	1920	1890	In-crease.	1920	1890	In-crease.
Percentage of homes owned..........	37. 7	28. 0	9. 7	36. 7	26. 9	9. 8
Percentage of owned homes mortgaged.	26. 8	8. 4	18. 4	29. 8	12. 2	17. 1
Ratio of debt to value of mortgaged homes............................	40. 7	39. 8	0. 9	41. 1	40. 1	1. 0
Average value of mortgaged homes...	$4,070	$2,691	$1,379	$4,518	$2,782	$1,736
Average debt of mortgaged homes.....	$1,656	$1,070	$586	$1,857	$1,115	$742
Average interest charges..............	$112	$72	$40	$117	$70	$47
Average annual rate of interest.......	6. 8	6. 7	0. 1	6. 3	6. 3	......

	EAST SOUTH CENTRAL.			WEST SOUTH CENTRAL.		
	1920	1890	In-crease.[1]	1920	1890	In-crease.[1]
Percentage of homes owned..........	35. 6	27. 5	8. 1	40. 9	31. 6	9. 3
Percentage of owned homes mortgaged.	22. 7	5. 3	17. 4	26. 0	4. 3	21. 7
Ratio of debt to value of mortgaged homes............................	42. 0	37. 0	5. 0	39. 2	41. 3	—2. 1
Average value of mortgaged homes.....	$3,425	$2,340	$1,085	$3,775	$2,677	$1,098
Average debt of mortgaged homes.....	$1,439	$866	$573	$1,481	$1,106	$375
Average interest charges..............	$92	$61	$31	$117	$100	$17
Average annual rate of interest.......	6. 4	7. 0	—0. 6	7. 9	9. 0	—1. 1

[1] A minus sign (—) denotes decrease.

The West, as has been pointed out, is the only section of the United States in which there has been a decrease in the percentage of owned homes. This decrease is accompanied by very nearly 100 per cent increase in the percentage of owned homes mortgaged. The average value of mortgaged homes has decreased, and the average debt on mortgaged homes has slightly increased. (See Table 14.)

The tendencies suggested above accompanied the relatively large increase in population in this section of the country. In 10 of the Western States population per square mile more than doubled during the period 1890–1920, as set forth in Volume I of the 1920 census reports. This suggests a fact which must be considered in using the statistics for this part of the country. The population in 1890 in a large number of States was so small—in some States less than one person per square mile—that relative

changes assume an importance all out of proportion to their real significance.

The tendency in farm ownership and indebtedness in the West is similar to the tendency noted for homes not on farms. The average value of farms in the West has increased, but not nearly in the same proportion as in the other sections of the country, between 1910 and 1920. The ratio of debt to value, the proportion of tenancy and the proportion of owned farms which are mortgaged have increased more rapidly in the West than in the other sections of the country, during the same period.

TABLE 14.—COMPARATIVE PERCENTAGES OF HOMES OWNED, OWNED HOMES MORTGAGED, RATIO OF DEBT TO VALUE, AVERAGE VALUE OF OWNED MORTGAGED HOMES, AVERAGE DEBT OF OWNED MORTGAGED HOMES, AVERAGE INTEREST CHARGES, AND AVERAGE ANNUAL RATE OF INTEREST, IN THE WEST: 1920 AND 1890.

	THE WEST.		
	1920	1890	In-crease. [1]
Percentage of homes owned	43. 9	44. 1	—0. 2
Percentage of owned homes mortgaged	35. 9	18. 0	17. 9
Ratio of debt to value of mortgaged homes	41. 5	33. 1	8. 4
Average value of mortgaged homes	$4,135	$4,814	—$679
Average debt of mortgaged homes	$1,715	$1,594	$121
Average interest charges	$120	$140	—$20
Average annual rate of interest	7. 0	8. 8	—1. 8

	MOUNTAIN.			PACIFIC.		
	1920	1890	In-crease. [1]	1920	1890	In-crease. [1]
Percentage of homes owned	44. 9	49. 1	—4. 2	43. 4	40. 8	2. 6
Percentage of owned homes mortgaged	29. 5	11. 6	17. 9	38. 9	23. 0	15. 9
Ratio of debt to value of mortgaged homes	41. 8	34. 2	7. 6	41. 4	32. 8	8. 6
Average value of mortgaged homes	$3,732	$4,114	—$382	$4,277	$5,090	—$813
Average debt of mortgaged homes	$1,561	$1,407	$154	$1,769	$1,668	$101
Average interest charges	$117	$131	—$14	$121	$144	—$23
Average annual rate of interest	7. 5	9. 3	—1. 8	6. 8	8. 6	—1. 8

[1] A minus sign (—) denotes decrease.

Table 15 sets forth the proportional changes which have taken place in ownership and indebtedness in those cities which had a population of more than 100,000 in 1890. The first portion of Table 15 gives the figures for those cities which have increased 250,000 or more in population since 1890. The latter part of

Table 15 presents information for the other cities which had a population of over 100,000 in 1890. The table also shows the average number of families per dwelling in 1890 and 1920.

TABLE 15.—COMPARATIVE PERCENTAGES OF HOMES OWNED, OF OWNED HOMES MORTGAGED, AND AVERAGE NUMBER OF FAMILIES PER DWELLING, FOR THE CITIES HAVING, IN 1890, A POPULATION OF 100,000 OR MORE, WITH A SEPARATE AVERAGE FOR THE 10 CITIES OF THIS CLASS SHOWING THE LARGEST INCREASE IN POPULATION: 1920 AND 1890.

CITY.	PER CENT OF HOMES OWNED.		PER CENT OF OWNED HOMES MORTGAGED.		FAMILIES PER DWELLING.	
	1920	1890	1920	1890	1920	1890
Average for 26 cities [1]....	26. 9	[1] 22. 8	60. 2	[1] 37. 8	1. 74	[1] 1. 53
Average for 10 cities.....	25. 3	21. 7	64. 3	39. 0	1. 92	1. 66
Baltimore, Md..........	46. 3	26. 1	46. 1	24. 4	1. 22	1. 20
Boston, Mass...........	18. 5	18. 4	66. 2	38. 8	2. 07	1. 70
Buffalo, N. Y...........	38. 6	40. 0	60. 9	47. 3	1. 57	1. 38
Chicago, Ill.............	27. 0	28. 7	63. 8	43. 2	1. 86	1. 72
Cleveland, Ohio.........	35. 1	39. 1	59. 0	36. 7	1. 57	1. 21
Detroit, Mich...........	38. 3	41. 7	61. 1	37. 0	1. 43	1. 14
Milwaukee, Wis.........	35. 5	42. 1	59. 5	45. 6	1. 59	1. 26
New York, N. Y.........	12. 7	[2] 10. 6	78. 7	[2] 41. 1	3. 49	[2] 2. 95
Philadelphia, Pa.........	39. 5	22. 8	70. 2	38. 7	1. 14	1. 10
St. Louis, Mo...........	23. 8	20. 5	44. 8	26. 5	1. 61	1. 51
Cincinnati, Ohio........	28. 7	19. 2	43. 2	29. 0	1. 69	1. 90
Denver, Colo...........	38. 3	29. 1	42. 7	36. 0	1. 22	1. 10
Indianapolis, Ind.......	34. 5	33. 1	57. 0	36. 1	1. 13	1. 09
Jersey City, N. J.........	19. 7	18. 8	63. 8	37. 1	2. 16	1. 86
Kansas City, Mo.........	34. 7	23. 1	63. 2	46. 2	1. 34	1. 16
Louisville, Ky..........	29. 8	24. 3	34. 2	7. 5	1. 27	1. 32
Minneapolis, Minn......	40. 9	31. 1	54. 5	53. 8	1. 40	1. 30
New Orleans, La........	23. 1	21. 5	30. 1	5. 0	1. 11	1. 13
Newark, N. J...........	20. 2	22. 0	72. 9	47. 3	2. 25	1. 67
Omaha, Nebr...........	48. 4	25. 9	52. 9	44. 0	1. 17	1. 11
Pittsburgh, Pa..........	28. 3	[3] 27. 6	46. 3	[3] 37. 4	1. 39	[3] 1. 22
Providence, R. I........	23. 5	20. 7	58. 4	38. 0	1. 54	1. 66
Rochester, N. Y.........	42. 5	44. 0	69. 2	51. 1	1. 21	1. 14
St. Paul, Minn.........	46. 1	40. 2	43. 6	51. 1	1. 28	1. 23
San Francisco, Calif.....	27. 4	21. 5	40. 5	28. 5	1. 37	1. 11
Washington, D. C.......	30. 3	25. 2	55. 4	24. 0	1. 33	1. 13

[1] 28 cities in 1890, 26 in 1920, Allegheny having been annexed to Pittsburgh and Brooklyn consolidated with New York as one of the boroughs of Greater New York, since 1890.
[2] Adjusted to include Brooklyn.
[3] Adjusted to include Allegheny.

The averages for these groups of cities, when compared with the averages for the whole country, show a smaller proportion of owned homes in the large cities which grow most rapidly than in the whole group of cities having a population over 100,000 in 1890. The average for the whole group is less than for the United States on the whole. The average percentage of owned homes mort-

gaged has increased more rapidly in all of the cities covered by Table 15 than the average for the United States. The increase has been most rapid in the first 10 cities included in Table 15—those which have had the largest increase in population since 1890. Comparison of the number of families per dwelling in each of the cities shows a tendency toward a more rapid increase in this respect in the cities which have increased most in population.

Table 15 seems to indicate that, in the largest cities, a rapid increase in population means a decrease in home ownership, and an increase in the number of dwellings which house more than one family. There is also naturally an increase in the percentage of homes which are mortgaged. Cities in this group which have had the least rapid increase in population exhibit less tendency in that direction.

Suburbs of cities are not considered in these percentages. If they could be included, the change in the number of families per dwelling would very likely not have been as marked as the figures now seem to indicate. The figures would also, very likely, show a larger proportion of homes owned than is the case when the suburbs are excluded.

The tendencies of average value and average encumbrance in the cities covered by Table 15 will be analyzed in another connection.

The relation of population increase to home ownership is set forth in Tables 16 and 17. In Table 16 are included those cities which had a population of more than 25,000 and less than 100,000 in 1890 and since that time increased most rapidly. Table 17 includes those cities in which the increase in population has been the slowest in the years 1890–1920. Both tables also set forth the increase in the population for each of the cities of this group. A comparison of the averages for the two groups will show that there has been a greater increase in home ownership in the group which has grown most rapidly. This means that, not only have the new arrivals in these cities been buying homes in the same proportion that the population in 1890 owned homes, but that a larger proportion of the new comers have purchased homes. In the rapidly growing city the inconvenience and difficulty of renting suitable homes has been a great stimulus to home ownership.

In consequence of the increase in the proportion of home owners in these cities, there is an increase in the proportion of owned homes mortgaged. More specifically, the proportion of owned homes increased from 32.3 per cent in 1890 to 37.6 per cent in 1920 in the rapidly growing cities, and from 33.3 per cent

to 37.5 per cent in the slowly growing cities. The per cent of owned homes mortgaged increased from 27.1 per cent in 1890 to 48.4 per cent in 1920 in the rapidly growing cities, and from 33.9 per cent in 1890 to 39.8 per cent in the slowly growing cities. In spite of this large increase in the proportion of owned homes mortgaged, the ratio of the average debt to the average value is now only slightly greater in the cities which have shown a rapid increase in population than in the cities which have grown slowly, and this will be discussed more fully in connection with "average value, average debt, and annual interest."

TABLE 16.—PER CENT OF OWNED HOMES, PER CENT OF OWNED HOMES MORTGAGED, AND INCREASE IN POPULATION, IN CITIES HAVING, IN 1890, A POPULATION OF 25,000 TO 100,000 AND WHICH HAVE INCREASED IN POPULATION MORE THAN 200 PER CENT: 1920 AND 1890.

CITY.	PER CENT OF HOMES OWNED.		PER CENT OF OWNED HOMES MORTGAGED.		INCREASE IN POPULATION.			
	1920	1890	1920	1890	Per cent increase, 1890-1920	Increase, 1890-1920.	Increase, 1910-1920.	Proportion of 1890-1920 increase occurring 1910-1920.
Average for 14 cities...	37. 6	32. 3	48. 4	27. 1	430. 2	165,086	73,857	44. 7
Akron, Ohio.........	44. 7	56. 2	64. 9	37. 6	651. 2	180,834	139,368	77. 1
Atlanta, Ga..........	24. 7	22. 6	48. 0	7. 3	206. 1	135,083	45,777	33. 9
Birmingham, Ala......	28. 1	10. 2	42. 7	12. 8	583. 0	152,628	46,121	30. 2
Canton, Ohio.........	54. 0	49. 2	55. 6	42. 2	232. 5	60,902	36,874	60. 5
Dallas, Tex..........	36. 9	25. 5	46. 1	11. 6	317. 6	120,909	66,872	55. 3
Houston, Tex.........	34. 2	33. 2	34. 7	5. 3	401. 8	110,719	59,476	53. 7
Los Angeles, Calif.....	34. 7	40. 0	47. 2	30. 6	1044. 3	526,278	257,475	48. 9
Norfolk, Va..........	23. 2	14. 4	45. 1	2. 9	232. 0	80,906	48,325	59. 7
Oakland, Calif........	42. 0	40. 4	46. 6	33. 9	344. 2	167,579	66,087	39. 4
Portland, Oreg........	44. 6	30. 5	45. 9	70. 9	456. 8	211,903	51,074	24. 1
San Antonio, Tex.....	37. 8	37. 1	30. 5	2. 2	328. 4	123,706	64,765	52. 4
Seattle, Wash.........	46. 3	28. 7	50. 7	23. 6	636. 1	272,475	78,118	28. 7
Yonkers, N. Y.........	23. 5	21. 3	75. 8	41. 2	212. 7	68,143	20,373	29. 9
Youngstown, Ohio.....	47. 8	46. 9	54. 6	28. 0	298. 4	99,138	53,292	53. 8

Some of the cities included in Table 16 are exceptions to the general trend. Portland, Oreg., for example, shows a large proportional increase in population, 1890–1920. It also shows a considerable increase in the proportion of owned homes. The proportion of owned homes mortgaged has, however, decreased from 70.9 per cent in 1890 to 45.9 per cent in 1920. The average value of the owned mortgaged home in Portland has decreased from $7,604 in 1890 to $4,034 in 1920. Generally, as will be

brought out later, the value of the average mortgaged home has increased. The decrease in the value of the average owned mortgaged home in Portland has unquestionably had some effect on the proportion of owned homes mortgaged. The tendencies shown in Table 16 can not be explained without taking the changes in average value into consideration. It should also be noted that a relatively small per cent (24.1) of the increase in the population of Portland in the years 1890–1920 occurred during the decade 1910–1920.

Table 17 sets forth the facts of home ownership in those cities which had a population of 25,000 to 100,000 in 1890 and have not increased 50 per cent in population since that time. Several of the cities in this group show tendencies that are not consistent with the general movement. Lincoln, Nebr., shows an increase in the per cent of homes owned but a decrease in the per cent of owned homes mortgaged. Normally there is an increase in the per cent of owned homes encumbered whenever the per cent of owned homes increases. Lincoln decreased slightly in population in the period 1890–1920 but increased 3,804 in the years 1900–1910, and 10,975 in the period 1910–1920. This tremendous recent increase is, however, more than offset by a decrease of 14,895 in the years 1890–1900.

The per cent of homes owned increased from 32.6 per cent in 1890 to 48.6 per cent in 1910, and to 50.5 per cent in 1920. The per cent of owned homes mortgaged decreased from 49.1 per cent in 1890 to 37.3 per cent in 1910, and then increased to 41.2 per cent in 1920. By breaking up the period between 1890 and 1920, it is evident that since 1910 the proportion of ownership has increased only slightly, as might be expected, when there has been a large recent increase in population. The proportion of owned homes mortgaged has also increased between 1910–1920, the normal tendency when population is increasing quite rapidly.

La Crosse, Wis., also shows marked deviations from normal conditions. Although population has increased, the proportion of owned homes has decreased, as has the proportion of owned homes mortgaged. Analyzing the population statistics for La Crosse, as given in Volume I of the 1920 census reports, it becomes evident that the increase in population took place between 1890–1910. Since 1910 there has been virtually no change in the population of La Crosse, and only 28.6 per cent of the increase since 1890 has taken place since 1900. The result of a very small increase in population during the last 20 years has meant com-

paratively few newcomers in the community. The per cent of owned homes has slightly decreased, for in a city which is at a standstill it may not be particularly desirable to own a home. On the other hand, the people who purchased their homes some years ago have now paid for them, as is evidenced by the decrease in the proportion of owned homes mortgaged.

Analysis of the facts in regard to these two cities would seem to indicate a rather close relationship between the extent, rapidity, and recency of population changes and the changes in home ownership and encumbrance. Similar analyses might be made for various other cities in Table 17, but these two examples are sufficient to show the necessity of taking all factors and conditions into account when attempting to generalize with regard to the tendencies in tenure and indebtedness of homes not on farms.

TABLE 17.—PER CENT OF OWNED HOMES, PER CENT OF OWNED HOMES MORTGAGED, AND INCREASE IN POPULATION, IN CITIES HAVING, IN 1890, A POPULATION OF 25,000 TO 100,000 AND WHICH HAVE INCREASED IN POPULATION NOT MORE THAN 50 PER CENT: 1920 AND 1890.

CITY.	PER CENT OF HOMES OWNED.		PER CENT OF OWNED HOMES MORTGAGED.		INCREASE[1] IN POPULATION.			
	1920	1890	1920	1890	Per cent increase, 1890–1920.	Increase, 1890–1920.	Increase, 1910–1920.	Proportion of 1890–1920 increase occurring 1910–1920.
Average for 15 cities....	37. 5	33. 3	39. 8	33. 9	29. 1	12, 966	4, 174	32. 2
Albany, N. Y..........	28. 7	27. 1	43. 3	33. 3	19. 4	18, 421	13, 091	71. 1
Auburn, N. Y..........	44. 9	49. 1	47. 7	45. 3	40. 0	10, 334	1, 524	14. 7
Charleston, S. C........	20. 8	19. 4	30. 2	10. 5	23. 7	13, 002	9, 124	70. 2
Dubuque, Iowa.........	45. 0	41. 9	28. 1	25. 2	29. 1	8, 830	647	7. 3
Elmira, N. Y.	44. 9	43. 6	37. 6	38. 0	46. 9	14, 500	8, 217	56. 7
La Crosse, Wis.........	50. 3	51. 7	28. 5	37. 3	21. 2	5, 331	4	0. 1
Lincoln, Nebr..........	50. 5	32. 6	41. 2	49. 1	—0. 4	—206	10, 975	......
Lowell, Mass...........	26. 1	22. 7	53. 3	36. 0	45. 1	35, 063	6, 465	18. 4
Quincy, Ill............	42. 7	42. 7	29. 5	25. 9	14. 2	4, 484	—609	......
Saginaw, Mich..........	67. 8	52. 3	34. 3	31. 1	33. 6	15, 581	11, 393	73. 1
St. Joseph, Mo.........	39. 2	33. 8	43. 8	31. 2	49. 0	25, 615	536	2. 1
Salem, Mass...........	31. 4	29. 7	58. 7	30. 9	38. 1	11, 728	—1, 168	......
Taunton, Mass.........	42. 7	37. 9	48. 7	39. 4	45. 9	11, 689	2, 878	24. 6
Troy, N. Y............	27. 2	22. 7	37. 7	39. 3	18. 0	11, 057	—4, 800	......
Williamsport, Pa........	37. 2	39. 5	31. 9	31. 7	33. 4	9, 066	4, 338	47. 8

[1] A minus sign (—) denotes decrease.

Table 18 sets forth the per cent of homes owned, per cent of owned homes mortgaged, average value, average mortgage indebtedness, and the ratio of debt to value in the 10 cities which

had a population of more than 100,000 in 1890, and which have increased more than 250,000. The table also gives the averages for the 26 cities covered by Table 37. A comparison of the average for the 26 cities with the average for the 10 cities will show, quite clearly, the effect of rapid growth in our largest cities. The generalization has been made, that rapidity of growth means an increase in home ownership in the average sized city, especially if the growth is of a permanent character. In the case of our largest cities, however, rapidity of growth, in general, means less home ownership, as witnessed by the increase from 21.7 per cent in 1890 to an average of 25 per cent in 1920 in the 10 most rapidly growing large cities, as compared with an increase from 22.8 per cent in 1890 to 26.9 per cent in all the cities which had a population of 100,000 or more in 1890. In these larger cities the increased value of land necessitates more intensive utilization, which results in an increase in apartment houses rather than home ownership. The larger average number of families per dwelling in cities where the proportion of home ownership has increased slightly, or decreased, may be taken as an indication of the increase in the number of apartment and flat buildings. New York City is the most extreme illustration of the increase in the number of families per dwelling, although there has been a small increase in the proportion of homes owned. The small proportionate increase in home ownership in New York City does not give an adequate picture of what has occurred. Only when it is pointed out that this small proportionate increase means that the number of owned homes in New York City has increased 109,217, or 212 per cent, during the past 30 years, does it become clear what the small proportionate increase in owned homes really means. This numerically large increase may be due to the annexation during the past 30 years of various suburbs which had a high percentage of owned homes. Again, it may be due to the increased number of two and three family dwellings, with the owner as one of the occupants. The large increase in the proportion of owned homes mortgaged makes either possible. Very likely both causes have been operating. The fall in the average value of the owned mortgaged home indicates that there are a larger number of small or medium sized owned homes.

TABLE 18.—PER CENT OF HOMES OWNED, OWNED HOMES MORTGAGED, AVERAGE VALUE AND AVERAGE DEBT OF OWNED MORTGAGED HOMES IN CITIES HAVING, IN 1890, A POPULATION OF 100,000 AND WHICH HAVE INCREASED 250,000 or MORE, INCLUDING THE AVERAGE FOR ALL THE CITIES HAVING, IN 1890, A POPULATION OF MORE THAN 100,000: 1920 AND 1890.

CITY.	PER CENT OF HOMES OWNED.		PER CENT OF OWNED HOMES MORTGAGED.		AVERAGE VALUE OF OWNED MORTGAGED HOMES.	
	1920	1890	1920	1890	1920	1890
Average for 26 (28)[1] cities....	26. 9	22. 8	60. 2	37. 8	$6, 327	$5, 553
Average for 10 cities.........	25. 3	21. 7	64. 3	39. 0	6, 582	5, 736
Baltimore....................	46. 3	26. 1	46. 1	24. 4	3, 556	2, 270
Boston......................	18. 5	18. 4	66. 2	38. 8	6, 880	7, 026
Buffalo.....................	38. 6	40. 0	60. 9	47. 3	6, 210	4, 057
Chicago.....................	27. 0	28. 7	63. 8	43. 2	6, 459	4, 623
Cleveland...................	35. 1	39. 1	59. 0	36. 7	6, 495	3, 075
Detroit.....................	38. 3	41. 7	61. 1	37. 0	7, 595	2, 635
Milwaukee...................	35. 5	42. 1	59. 5	45. 6	5, 390	3, 398
New York [2].................	12. 7	10. 6	78. 7	41. 1	9, 008	11, 934
Philadelphia................	39. 5	22. 8	70. 2	38. 7	5, 032	5, 305
St. Louis...................	23. 8	20. 5	44. 8	26. 5	4, 921	4, 323

CITY.	AVERAGE DEBT ON OWNED MORTGAGED HOMES.		RATIO OF DEBT TO VALUE (PER CENT).		AVERAGE NUMBER OF FAMILIES TO A DWELLING.	
	1920	1890	1920	1890	1920	1890
Average for 26 (28)[1] cities....	$2, 843	$2, 336	44. 9	42. 1	1. 74	1. 53
Average for 10 cities.........	2, 991	2, 513	45. 4	43. 8	1. 92	1. 66
Baltimore....................	1, 431	999	40. 2	44. 0	1. 22	1. 20
Boston......................	3, 166	3, 386	46. 0	48. 2	2. 07	1. 70
Buffalo.....................	2, 647	1, 569	42. 6	38. 7	1. 57	1. 38
Chicago.....................	2, 734	1, 773	42. 3	38. 4	1. 86	1. 72
Cleveland...................	2, 525	1, 122	38. 9	36. 5	1. 57	1. 21
Detroit.....................	3, 119	961	41. 1	36. 5	1. 43	1. 14
Milwaukee...................	2, 411	1, 117	44. 7	32. 9	1. 59	1. 26
New York [2].................	4, 340	5, 495	48. 2	46. 0	3. 49	2. 95
Philadelphia................	2, 593	2, 697	51. 5	50. 8	1. 14	1. 10
St. Louis...................	2, 249	1, 983	45. 7	45. 9	1. 61	1. 51

[1] 28 cities in 1890, 26 in 1920, Allegheny having been annexed to Pittsburgh and Brooklyn consolidated with New York as one of the boroughs of Greater New York, since 1890.
[2] Includes figures for Brooklyn, 1890.

Some of these larger cities have had a considerable increase in home ownership. This is especially true of Baltimore and Philadelphia. With the large increase in the proportion of owned homes, the per cent of owned homes mortgaged would naturally increase rapidly. The large accretion of home owners has evidently been from those groups who could only afford small or medium sized homes. In consequence, the average value of owned mortgaged homes as well as average mortgage indebtedness has decreased, in Philadelphia.

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The small number of families per dwelling in both Philadelphia and Baltimore seems to testify to the dominance of the one-family dwelling in these cities as far as owned-occupied houses are concerned.

New York may be taken as one extreme, Baltimore and Philadelphia as the other, in this group of cities. In New York there has been a large increase in the proportion of owned homes mortgaged. The same is true of Baltimore and Philadelphia. In New York, however, the proportion of homes owned has increased only slightly; in Baltimore it has increased 77.4 per cent; and in Philadelphia, where tendencies are similar, the relative increase in the proportion of homes owned has been 73.2 per cent. The extension of the urban area as a factor making for an increase in home ownership, would seem to have operated more significantly in New York than in either Philadelphia or Baltimore. In Baltimore the large increase in the proportion of homes owned has increased the average value from $2,270 to $3,556. In Philadelphia there was a slight decrease in the average value. The increase in Baltimore is undoubtedly affected by the extremely low average value, for a city of its size, in 1890, and the gradual change from the ground-rent system. The average value has been reduced in New York, but it is still too high to be within the purchasing power of a large part of the population. The same statement could hardly be made of either Philadelphia or Baltimore. The ratio of debt to value has increased, on the average, for the whole group of cities. It has decreased, however, for Baltimore and, slightly, for St. Louis.

As far as the large increase in home ownership is concerned, Philadelphia and Baltimore may be considered the exception rather than the rule. The other cities show a small increase or even a decrease in the per cent of homes owned, usually a large increase in the proportion of owned homes mortgaged, a rise in the average value, and a comparatively small increase in the ratio of of debt to value. The whole group of cities which had a population of more than 100,000 in 1890 shows the same tendencies as these 10 but to a lesser degree. The tendencies shown by the averages for this group of cities may be taken as the trend of home tenure and indebtedness in our largest cities.

Table 19 compares the average value of owned mortgaged homes, the average mortgage indebtedness on such homes, and the ratio of debt to value in 1890 and 1920 in those cities which had a population of more than 25,000 and less than 100,000 in 1890 and which have not increased 50 per cent in population since then.

The average value in this group of cities is somewhat less than the average value for the whole country. The same is true of the average mortgage debt. The ratio of debt to value is also slightly less than for the whole country.

A comparison between 1890 and 1920 shows that the proportional changes in average value and average encumbrance have also been somewhat less in this group of cities than in the country at large. The ratio of debt to value has not increased as much as the average for the whole United States.

Table 17 shows the proportional change in population for each of these cities. In general, those cities which have increased least in population during the 1890–1920 period show a smaller proportional increase in average value than the other cities. The significance of population changes in a consideration of the proportion of homes owned and in the proportion of owned homes mortgaged has been discussed in connection with Table 17.

TABLE 19.—AVERAGE VALUE, AVERAGE MORTGAGE DEBT, AND RATIO OF DEBT TO VALUE, OF OWNED MORTGAGED HOMES, IN CITIES HAVING, IN 1890, A POPULATION OF 25,000 TO 100,000 AND WHICH HAVE INCREASED IN POPULATION NOT MORE THAN 50 PER CENT: 1920 AND 1890.

CITY.	AVERAGE VALUE OF OWNED MORTGAGED HOMES.		AVERAGE MORTGAGE DEBT.		RATIO OF DEBT TO VALUE (PER CENT).	
	1920	1890	1920	1890	1920	1890
Average for 15 cities.......	$4,457	$3,133	$1,874	$1,262	42.1	40.2
Albany, N. Y............	6,095	4,249	2,619	1,968	43.0	46.3
Auburn, N. Y............	3,569	2,710	1,479	1,145	41.4	42.2
Charleston, S. C..........	6,601	2,351	3,018	961	45.7	40.9
Dubuque, Iowa...........	4,210	2,242	1,636	809	38.9	36.1
Elmira, N. Y............	4,276	2,943	1,744	1,194	40.8	40.6
La Crosse, Wis...........	3,774	2,307	1,467	717	38.9	.31.1
Lincoln, Nebr...........	5,104	4,509	1,898	1,478	37.2	32.8
Lowell, Mass............	4,469	4,728	1,967	2,005	44.0	42.4
Quincy, Ill.............	3,447	2,342	1,357	856	39.4	36.6
Saginaw, Mich...........	3,438	1,721	1,336	592	38.9	44.4
St. Joseph, Mo...........	3,583	3,102	1,531	1,202	42.7	38.8
Salem, Mass.............	5,072	3,147	2,554	1,466	50.4	46.6
Taunton, Mass...........	3,832	3,188	1,657	1,504	43.3	47.2
Troy, N. Y..............	4,733	5,249	2,072	2,228	43.8	42.5
Williamsport, Pa.........	4,547	2,732	1,749	985	38.5	36.0

In Lincoln, Nebr., where population decreased during the 1890–1900 decade, but increased 25 per cent during the last decade, the proportion of owned homes increased rather rapidly up to 1910. Since 1910 the increase in the proportion of owned homes has been rather small—the normal tendency when population is increasing

rapidly. The average value of the mortgaged owned homes in Lincoln has increased approximately 13 per cent since 1890. It is impossible to determine when this increase in values took place, but it is probably not unreasonable to assume that it took place during the period of significant population increase, the decade 1910–1920. The increase in the per cent of owned homes mortgaged from 37.3 per cent in 1910 to 41.2 in 1920 and the increase in average mortgage debt, both operated to increase the ratio of debt to value more in Lincoln than the average of the cities covered by Table 18.

La Crosse, Wis., has had a small increase in population during the 30-year period, and only a nominal increase during the last 10 years. During the 30-year period, there has been a decrease of 2.7 per cent in the proportion of homes owned. Comparison with 1910 statistics shows that the proportion of homes owned has increased from 48.7 per cent in 1910 to 50.3 per cent in 1920— while the proportion of owned homes mortgaged increased from 26.2 per cent in 1910 to 28.5 per cent in 1920. This is an exception to the general tendency in cities which do not increase rapidly in population. Average values in La Crosse were considerably below the average for the whole group of cities covered in Table 19.

During the 30-year period the average value has increased more than the average for the whole group of cities, but it is still considerably below the average value of owned mortgaged homes in this group of cities. The ratio of debt to value in La Crosse has increased more than the average. It is impossible to determine when the change in average values or in ratio of debt to value took place, as we have no statistics between 1890 and 1920.

Elmira, N. Y., is probably typical of this group of slowly growing cities. Population in Elmira increased 46.9 per cent during the 30-year period; 56.7 per cent of that increase has taken place during the last decade.

Comparing 1890 with 1920, the per cent of owned homes decreased from 43.6 per cent in 1890 to 41.8 per cent in 1910, and increased to 44.9 per cent in 1920. During the period of rapid increase in population the proportion of owned homes increased. The proportion of owned homes mortgaged decreased to 33.1 per cent in 1910 and during the last decade of rapid increase in population, increased to 37.6.

Average values in Elmira have increased from $2,943 in 1890 to $4,276 in 1920. The ratio of debt to value also increased slightly from 40.6 per cent in 1890 to 40.8 per cent in 1920.

The recent increase in mortgage indebtedness and average value has responded to the increase in population, although it is impossible to determine just when the changes in average value and average mortgage indebtedness took place.

The effect of population growth becomes more evident when we compare this whole group of cities with the group covered by Table 20, namely, those cities in which population has increased more than 200 per cent during the past 30 years.

TABLE 20.—PER CENT OF OWNED HOMES, OWNED HOMES MORTGAGED, AVERAGE VALUE OF OWNED MORTGAGED HOMES, AVERAGE DEBT, AND RATIO OF DEBT TO VALUE, FOR CITIES HAVING, IN 1890, A POPULATION OF 25,000 TO 100,000 AND WHICH HAVE INCREASED IN POPULATION MORE THAN 200 PER CENT: 1920 AND 1890.

CITY	PER CENT OF HOMES OWNED.		PER CENT OF OWNED HOMES MORTGAGED.		AVERAGE VALUE OF OWNED MORTGAGED HOMES.		AVERAGE MORTGAGE DEBT.		RATIO OF DEBT TO VALUE (PER CENT).	
	1920	1890	1920	1890	1920	1890	1920	1890	1920	1890
Average for 14 cities.	37. 6	32. 3	48. 4	27. 1	$5, 289	$4, 839	$2, 250	$1, 665	42. 5	34. 4
Akron, Ohio.........	44. 7	56. 2	64. 9	37. 6	7, 025	2, 246	3, 074	828	43. 8	36. 9
Atlanta, Ga..........	24. 7	22. 6	48. 0	7. 3	6, 140	2, 911	2, 523	1, 132	41. 1	38. 9
Birmingham Ala....	28. 1	10. 2	42. 7	12. 8	4, 619	10, 499	2, 024	3, 381	43. 8	32. 2
Canton, Ohio........	54. 0	49. 2	55. 6	42. 2	5, 669	2, 983	2, 374	.972	41. 9	32. 6
Dallas, Tex.........	36. 9	25. 5	46. 1	11. 6	5, 553	2, 178	2, 239	1, 187	40. 3	54. 5
Houston, Tex.......	34. 2	33. 2	34. 7	5. 3	5, 173	2, 214	2, 178	935	42. 1	42. 2
Los Angeles, Calif...	34. 7	40. 0	47. 2	30. 6	5, 588	5, 292	2, 223	1, 903	39. 8	36. 0
Norfolk, Va.........	23. 2	14. 4	45. 1	2. 9	6, 081	7, 140	2, 780	3, 676	45. 7	51. 5
Oakland, Calif......	42. 0	40. 4	46. 6	33. 9	4, 655	4, 800	2, 069	1, 814	44. 5	37. 8
Portland, Oreg......	44. 6	30. 5	45. 9	70. 9	4, 034	7, 604	1, 679	2, 167	41. 6	28. 5
San Antonio, Tex....	37. 8	37. 1	30. 5	2. 2	4, 190	11, 670	1, 853	5, 340	44. 2	45. 8
Seattle, Wash.......	46. 3	28. 7	50. 7	23. 6	3, 570	7, 288	1, 670	2, 070	46. 8	28. 4
Yonkers, N. Y.......	23. 5	21. 3	75. 8	41. 2	10, 244	8, 720	4, 299	3, 457	42. 0	39. 6
Youngstown, Ohio...	47. 8	46. 9	54. 6	28. 0	5, 834	2, 298	2, 528	882	43. 3	38. 4

The average value has not increased proportionately as much as the average value in the slowly growing cities but it is considerably above the average for the whole country. Since the average value in this group of cities was much higher in 1890 than the average value in the slow growing cities ($4,839 as compared with $3,133) it would have been phenomenal if values had increased in the same proportion. In other words, the high average values in the rapidly growing cities were partly due to the expected rise in real estate values which has since taken place. An examination of the growth of these cities will show that in a majority of the cities covered by Table 20 the period of rapid growth began

before 1890. In consequence, the values set upon property in 1890 were high because of the anticipation of further increases in values based upon the expectation of further rapid growth such as occurred during the previous decade.

The cities covered by Table 20 had grown less rapidly during the preceding decade and so expectations for the future were not as high as in the rapidly growing cities. Population increased 124 per cent during the 1880–1890 decade in the rapidly growing cities, and 37.4 per cent in the slowly growing cities. The higher 1890 values in the rapidly growing cities, although on the average the cities were smaller, indicate that future expected increases were being taken into consideration. Since the future expected increases were considered in the values for the rapidly growing cities, values could hardly increase proportional to increases in the country at large during the following 30 years. The ratio of debt to value has increased more in the rapidly growing cities than in the country at large. This results from the proportionately smaller increase in average values but proportionately larger increase in average mortgage indebtedness. The higher ratio of debt to value is explained by two factors: (1) The increase in the proportion of owned homes has been greater in the rapidly growing than in the slowly growing cities. A larger proportion of owned homes recently acquired means a higher proportion of owned homes mortgaged, and, consequently, a higher ratio of debt to value; (2) the higher average values in the rapidly growing cities would require a much greater home purchasing power on the part of the home owner than would be necessary in the slowly growing cities, if the ratio of debt to value were to be the same in both groups of cities.

For convenient comparison, Table 20 summarizes the information with reference to the 14 rapidly growing cities which had a population of more than 25,000 and less than 100,000 in 1890. The tendencies of some of the cities are at variance with the average or normal trend, but most of these cases are to be explained by recency in the growth of population. While, on the average, there is an increase in the proportion of homes owned, Los Angeles, Calif., and Akron, Ohio, show a decrease. The high average values in Akron, Ohio, have very likely acted as a deterrent to home ownership. In addition, the recency of the increase in population has made the proportion of owned homes smaller than would be true if the increase in population had been nearly constant.

In Los Angeles virtually 50 per cent of the 30-year increase in population has come during the last decade; and that city is rather larger in size than the other cities in this group, which very likely influences the proportion of homes owned.

Outside of these two cities, all of the cities included in Table 20 show an increase in the per cent of homes owned. Generally there is, as might be expected, an increase in the proportion of owned homes mortgaged, in average value, average mortgage debt, and in the ratio of debt to value. There are exceptions to the general tendency, and the extent of the increases vary in different cities, but the group average shows the effect of population growth on home ownership and indebtedness.

The wide differences between the various cities suggests the operation of many influences of which no statistical account has been taken but which have undoubtedly influenced the extent of home ownership, encumbrance, and the movement of average values.

Tables 21 and 22 present the interest rates in the slowly and rapidly growing cities which had a population ranging between 25,000 and 100,000 in 1890. It will be noted that the rate in the rapidly growing cities is still comparatively high, although there has been a marked decrease since 1890. This high rate of interest is evidently the result of the large demand for home purchasing funds in these cities, and the inability of the agencies supplying the funds to keep up with the demand. In these rapidly growing cities there are usually desirable alternative opportunities for the investment of loanable funds, which means that home buyers must pay a higher rate of interest than they would in the slowly growing cities. The rate in the slowly growing cities has decreased, so that it is now two-tenths of 1 per cent less than the rate for the country at large.

TABLE 21.—AVERAGE RATE OF INTEREST IN 15 CITIES HAVING, IN 1890, A POPULATION OF 25,000 TO 100,000 AND WHICH HAVE INCREASED IN POPULATION NOT MORE THAN 50 PER CENT: 1920 AND 1890.

CITY.	AVERAGE ANNUAL RATE OF INTEREST.		CITY.	AVERAGE ANNUAL RATE OF INTEREST.	
	1920	1890		1920	1890
Average for 15 cities....	5. 9	6. 2	Lowell, Mass.........	5. 9	5. 5
			Quincy, Ill..........	5. 8	6. 2
Albany, N. Y..........	5. 7	5. 3	Saginaw, Mich........	6. 2	7. 2
Auburn, N. Y..........	5. 4	6. 0	St. Joseph, Mo........	6. 2	7. 8
Charleston, S. C.........	6. 7	7. 1	Salem, Mass..........	5. 4	5. 8
Dubuque, Iowa........	6. 0	6. 8	Taunton, Mass.......	5. 6	5. 9
Elmira, N. Y..........	5. 8	5. 9	Troy, N. Y...........	5. 7	5. 5
La Crosse, Wis..........	5. 7	7. 3	Williamsport, Pa.....	5. 7	5. 8
Lincoln, Nebr.........	6. 5	7. 5			

TABLE 22.—AVERAGE RATE OF INTEREST IN 14 CITIES HAVING, IN 1890, A POPULATION OF 25,000 TO 100,000 AND WHICH HAVE INCREASED IN POPULATION MORE THAN 200 PER CENT: 1920 AND 1890.

CITY.	AVERAGE ANNUAL RATE OF INTEREST.		CITY.	AVERAGE ANNUAL RATE OF INTEREST.	
	1920	1890		1920	1890
Average for 14 cities....	6. 8	8. 0	Los Angeles, Calif.....	6. 9	9. 8
			Norfolk, Va...........	6. 2	6. 8
Akron, Ohio...........	6. 7	7. 1	Oakland, Calif........	6. 6	7. 8
Atlanta, Ga............	6. 7	7. 3	Portland, Oreg........	6. 8	8. 5
Birmingham, Ala.......	7. 0	8. 0	San Antonio, Tex.....	7. 8	9. 7
Canton, Ohio..........	6. 2	6. 9	Seattle, Wash.........	7. 0	8. 4
Dallas, Tex............	7. 8	10. 0	Yonkers, N. Y.........	5. 7	5. 4
Houston, Tex..........	7. 3	8. 5	Youngstown, Ohio.....	6. 8	6. 6