Chapter 1

UNITED STATES

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	3
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	5
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	11
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	13
5.	Holder of first mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	14
6.	FHA mortgages by holder of mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	18
7.	VA first mortgages by holder of mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	22
8.	Conventional first mortgages by holder of mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	26

REGIONS AND GEOGRAPHIC DIVISIONS OF THE UNITED STATES

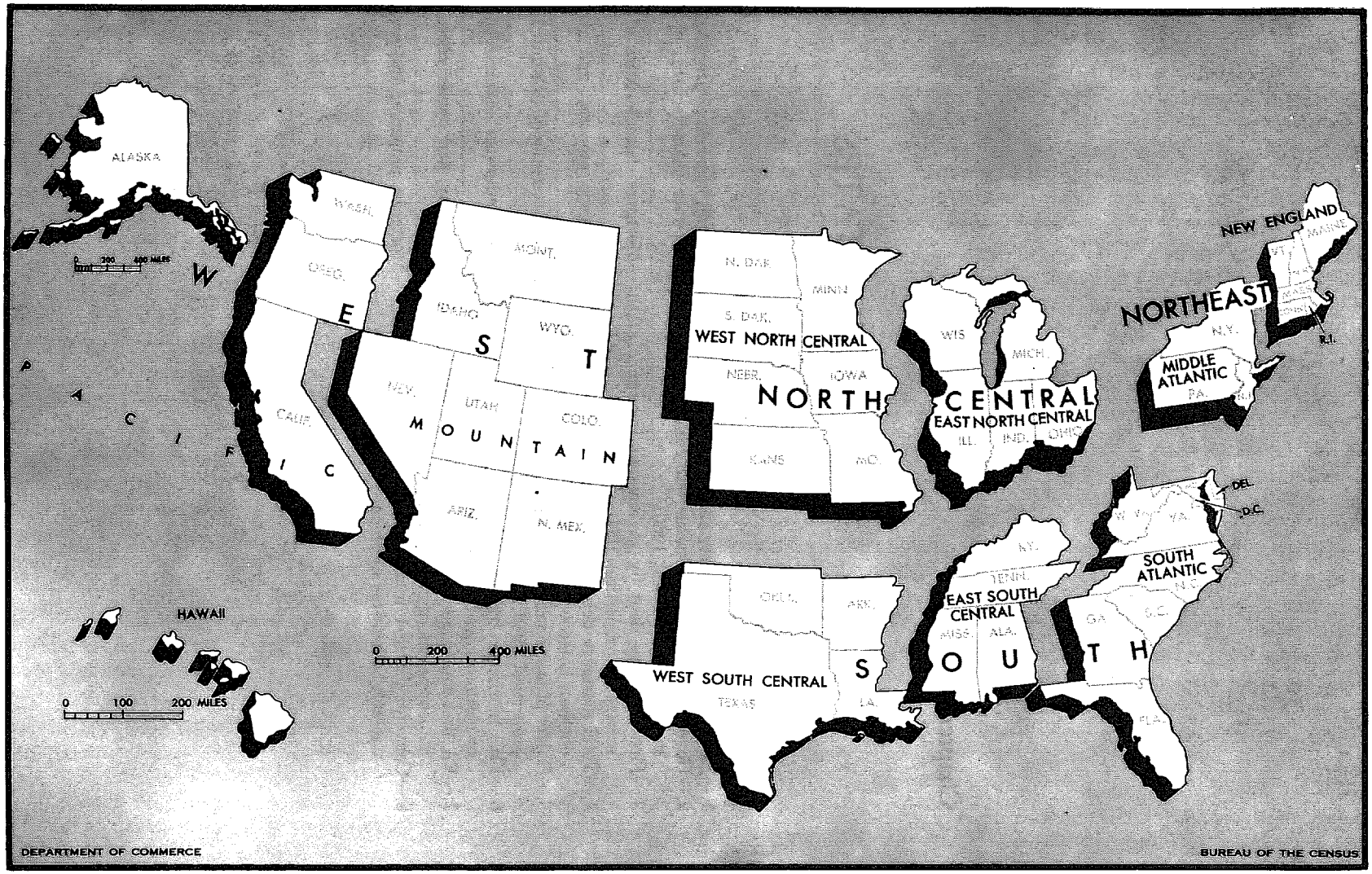

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	27,862,329	12,046,197	15,816,132
Total 1-dwelling-unit properties.....	24,954,368	10,500,577	14,453,791
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000	2,749,193	2,138,749	610,444
$5,000 to $7,400	3,179,826	1,883,968	1,295,858
$7,500 to $9,900	3,177,986	1,458,774	1,719,212
$10,000 to $12,400	4,286,803	1,761,307	2,525,496
$12,500 to $14,900	2,636,097	621,609	2,014,488
$15,000 to $17,400	3,236,937	915,878	2,321,059
$17,500 to $19,900	1,711,063	449,204	1,261,859
$20,000 to $24,900	1,819,392	503,757	1,315,635
$25,000 to $34,900	1,395,294	472,868	922,426
$35,000 or more	761,777	294,463	467,314
Median.....dollars..	12,000	9,600	13,800
Year Built			
1958 and 1959	1,600,978	204,548	1,396,430
1955 to 1957	3,261,268	521,540	2,739,728
1950 to 1954	4,661,142	1,054,079	3,607,063
1940 to 1949	4,413,166	1,778,402	2,634,764
1930 to 1939	2,296,378	1,324,428	971,950
1929 or earlier	8,721,436	5,617,580	3,103,856
Condition			
Not dilapidated	24,289,482	10,009,617	14,279,865
Dilapidated	664,886	490,960	173,926
Rooms			
Less than 4 rooms	985,357	691,975	293,382
4 rooms	3,898,589	1,804,879	2,093,710
5 rooms	8,209,290	2,980,016	5,229,274
6 rooms	6,869,046	2,752,004	4,117,042
7 rooms	2,863,121	1,186,714	1,676,407
8 rooms or more	2,128,965	1,084,989	1,043,976
Median	5.4	5.4	5.4
Purchase Price as Percent of Value			
Acquired by purchase	23,894,055	9,524,042	14,370,013
Purchased 1957 to 1960 (part)	6,151,745	878,034	5,273,711
Less than 80 percent	764,094	209,502	554,592
80 to 89 percent	1,196,231	147,134	1,049,097
90 to 94 percent	1,031,894	91,373	940,521
95 to 99 percent	821,518	45,944	775,574
100 percent or more	2,338,008	384,081	1,953,927
Median.....percent..	96	95	96
Purchased 1950 to 1956	9,503,052	2,474,661	7,028,391
Less than 60 percent	850,211	403,347	446,864
60 to 79 percent	2,567,116	684,305	1,882,811
80 to 89 percent	2,626,377	554,197	2,072,180
90 to 99 percent	1,716,042	322,969	1,393,073
100 percent or more	1,743,306	509,843	1,233,463
Median.....percent..	85	83	86
Purchased 1949 or earlier	8,239,258	6,171,347	2,067,911
Less than 40 percent	2,697,022	2,258,470	438,552
40 to 59 percent	2,300,870	1,761,622	539,248
60 to 79 percent	1,786,710	1,192,583	594,127
80 to 99 percent	860,196	511,227	348,969
100 percent or more	594,460	447,445	147,015
Median.....percent..	52	49	62
Not acquired by purchase	1,060,313	976,535	83,778
Real Estate Tax			
Acquired before 1959	22,485,146	10,152,235	12,332,911
Less than $50	4,210,827	2,694,431	1,516,396
$50 to $99	3,614,250	1,915,117	1,699,133
$100 to $149	3,420,494	1,558,507	1,861,987
$150 to $199	2,854,511	1,098,429	1,756,082
$200 to $249	2,443,755	879,168	1,564,587
$250 to $299	1,651,951	548,470	1,103,481
$300 to $499	3,278,479	1,055,413	2,223,066
$500 or more	1,010,879	402,700	608,179
Median.....dollars..	150	115	181
Acquired 1959 and 1960 (part)	2,469,222	348,342	2,120,880

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959	22,485,146	10,152,235	12,332,911
Less than $5	3,039,079	1,680,013	1,359,066
$5 to $9	4,180,340	1,802,150	2,378,190
$10 to $14	6,034,033	2,627,576	3,406,457
$15 to $19	4,395,732	1,699,929	2,695,803
$20 to $24	2,508,181	1,097,557	1,410,624
$25 to $29	1,159,343	542,665	616,678
$30 to $39	759,737	425,963	333,774
$40 or more	408,701	276,382	132,319
Median.....dollars..	13	13	14
Acquired 1959 and 1960 (part)	2,469,222	348,342	2,120,880
OWNER CHARACTERISTICS			
Year Property Acquired			
New	9,786,067	3,577,788	6,208,279
1959 and 1960 (part)	873,144	105,519	767,625
1957 and 1958	1,403,347	211,443	1,191,904
1955 and 1956	1,767,811	338,074	1,429,737
1950 to 1954	2,752,295	774,505	1,977,790
1945 to 1949	1,153,718	580,546	573,172
1940 to 1944	545,290	383,690	161,600
1939 or earlier	1,290,462	1,184,011	106,451
Previously occupied	15,168,301	6,922,789	8,245,512
1959 and 1960 (part)	1,596,078	242,823	1,353,255
1957 and 1958	2,410,991	440,447	1,970,544
1955 and 1956	2,088,059	444,832	1,643,227
1950 to 1954	3,134,974	1,139,986	1,994,988
1945 to 1949	2,247,712	1,458,698	789,014
1940 to 1944	1,419,649	1,126,860	292,789
1939 or earlier	2,270,838	2,069,143	201,695
Manner of Acquisition			
By purchase or construction	23,894,055	9,524,042	14,370,013
Made new mortgage	15,411,682	3,548,888	11,862,794
Assumed mortgage from former owner	2,751,193	936,097	1,815,096
Assumed mortgage from former owner, made new second mortgage	314,928	31,833	283,095
Borrowed, other than mortgage	1,078,452	861,994	216,458
All cash	4,337,800	4,145,230	192,570
Not by purchase	1,060,313	976,535	83,778
Gift or inheritance	1,026,682	944,703	81,979
Other	33,631	31,832	1,799
Monthly Housing Costs			
Acquired before 1959	22,485,146	10,152,235	12,332,911
Less than $30	4,117,966	4,061,180	56,786
$30 to $39	2,195,686	2,110,519	85,167
$40 to $49	1,766,746	1,544,559	222,187
$50 to $59	1,482,901	963,509	519,392
$60 to $69	1,380,587	584,346	796,241
$70 to $79	1,441,776	338,615	1,103,161
$80 to $89	1,610,591	185,574	1,425,017
$90 to $99	1,556,005	132,081	1,423,924
$100 to $119	2,563,931	102,829	2,461,102
$120 to $149	2,456,459	68,345	2,388,114
$150 to $199	1,341,348	39,233	1,302,115
$200 or more	571,150	21,445	549,705
Median.....dollars..	72	35	104
Acquired 1959 and 1960 (part)	2,469,222	348,342	2,120,880
Annual Housing Costs as Percent of Income			
Acquired before 1959	22,485,146	10,152,235	12,332,911
Less than 5 percent	1,494,794	1,446,915	47,879
5 to 9 percent	4,254,921	3,608,528	646,393
10 to 14 percent	4,520,466	1,889,708	2,630,758
15 to 19 percent	4,298,198	952,474	3,345,724
20 to 24 percent	3,184,139	632,714	2,551,425
25 to 29 percent	1,620,752	334,294	1,286,458
30 to 34 percent	848,303	236,379	611,924
35 to 39 percent	464,044	133,455	330,589
40 percent or more	1,799,529	917,768	881,761
Median.....percent..	16	10	19
Acquired 1959 and 1960 (part)	2,469,222	348,342	2,120,880

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	3,367,276	2,753,615	613,661
$2,000 to $2,999	1,632,162	1,122,015	510,147
$3,000 to $3,999	1,933,867	1,067,574	866,293
$4,000 to $4,999	2,713,871	1,143,650	1,570,221
$5,000 to $5,999	3,307,122	1,009,283	2,297,839
$6,000 to $6,999	2,893,279	813,460	2,079,819
$7,000 to $7,999	2,316,713	572,540	1,744,173
$8,000 to $8,999	1,738,557	439,750	1,298,807
$9,000 to $9,999	1,213,001	270,107	942,894
$10,000 to $11,999	1,673,334	510,496	1,162,838
$12,000 to $14,999	1,015,446	314,127	701,319
$15,000 or more	1,149,740	483,960	665,780
Median.....dollars..	5,900	4,300	6,700
Age of Head			
Under 25 years	323,475	60,874	262,601
25 to 34 years	4,489,900	639,831	3,850,069
35 to 44 years	6,328,248	1,360,011	4,968,237
45 to 64 years	9,434,874	4,779,436	4,655,438
65 years and over	4,377,871	3,660,425	717,446
Median	48	58	41
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	20,023,196	7,181,515	12,841,681
Under 45 years	10,052,233	1,643,046	8,409,187
With own children under 18	8,846,432	1,372,310	7,474,122
No own children under 18	1,205,801	270,736	935,065
45 to 64 years	7,472,716	3,500,313	3,972,403
With own children under 18	3,216,683	1,184,651	2,032,032
No own children under 18	4,256,033	2,315,662	1,940,371
65 years and over	2,498,247	2,038,156	460,091
Other households with 2 or more persons	2,801,012	1,672,113	1,128,899
Under 65 years	1,912,183	934,957	977,226
65 years and over	888,829	737,156	151,673
Households with 1 person	2,130,160	1,646,949	483,211
Under 65 years	1,139,365	761,836	377,529
65 years and over	990,795	885,113	105,682
Persons			
1 person	2,130,160	1,646,949	483,211
2 persons	6,886,633	4,201,086	2,685,547
3 persons	4,685,421	1,852,887	2,832,534
4 persons	5,244,613	1,265,712	3,978,901
5 persons	3,224,391	777,929	2,446,462
6 persons or more	2,783,150	756,014	2,027,136
Veteran Status			
Korean War service	2,013,827	178,293	1,835,534
Korean War service only	1,280,552	97,652	1,182,900
Korean War and other service	733,275	80,641	652,634
Other service	9,133,676	2,736,607	6,397,069
With World War II service	7,128,157	1,438,515	5,689,642
No World War II service	2,005,519	1,298,092	707,427
Nonveteran	13,806,865	7,585,677	6,221,188

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties..	15,816,132	14,613,115	1,203,017	2,732,609	2,467,910	174,940	89,759	3,530,327	3,371,162	159,165	9,553,196	8,774,043	779,153
Total 1-dwelling-unit properties.....	14,453,791	13,403,566	1,050,225	2,667,205	2,412,345	166,836	88,024	3,380,660	3,225,461	155,199	8,405,926	7,765,760	640,166
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000.....	420,337	405,656	14,681	...	...	...	...	3,851	3,851	...	416,486	401,805	14,681
$2,000 to $3,999.....	1,531,201	1,402,062	129,139	71,342	56,501	11,077	3,764	44,088	42,232	1,856	1,415,771	1,303,329	112,442
$4,000 to $5,999.....	2,135,735	1,895,608	240,127	344,531	272,542	60,449	11,540	248,960	227,663	21,297	1,542,244	1,395,403	146,841
$6,000 to $7,999.....	2,327,216	2,102,203	225,013	468,933	377,224	68,970	22,739	582,722	552,057	30,665	1,275,561	1,172,922	102,639
$8,000 to $9,999.....	2,470,218	2,295,605	174,613	604,673	557,862	25,093	21,718	735,530	699,741	35,789	1,130,015	1,038,002	92,013
$10,000 to $11,999.....	2,123,163	2,026,282	96,881	470,833	462,339	1,247	7,247	762,081	734,933	27,148	890,249	829,010	61,239
$12,000 to $13,999.....	1,663,772	1,585,533	78,239	377,390	362,638	...	14,752	637,273	614,009	23,264	649,109	608,886	40,223
$14,000 to $15,999.....	891,173	851,361	39,812	168,289	166,914	...	1,375	241,888	235,154	6,734	480,996	449,293	31,703
$16,000 to $19,999.....	575,920	540,181	35,739	152,116	147,227	...	4,889	106,342	97,896	8,446	317,462	295,058	22,404
$20,000 to $24,999.....	211,222	205,403	5,819	9,098	9,098	...	...	17,925	17,925	...	184,199	178,380	5,819
$25,000 or more.....	103,834	93,672	10,162	...	...	...	...	...	...	...	103,834	93,672	10,162
Median.....dollars..	8,700	8,800	7,300	9,500	9,800	6,300	8,600	10,200	10,200	9,300	7,300	7,300	6,900
First Mortgage Outstanding Debt													
Less than $2,000.....	1,701,785	1,612,145	89,640	101,583	94,271	7,312	...	88,369	86,513	1,856	1,511,833	1,431,361	80,472
$2,000 to $3,999.....	2,399,010	2,176,068	222,942	321,287	252,339	61,653	7,295	328,842	319,517	9,325	1,748,881	1,604,212	144,669
$4,000 to $5,999.....	2,238,241	1,986,470	251,771	452,583	345,747	85,236	21,600	456,807	424,459	32,348	1,328,851	1,216,264	112,587
$6,000 to $7,999.....	2,305,269	2,145,481	159,788	438,164	402,052	11,388	24,724	693,321	666,166	27,155	1,173,784	1,077,263	96,521
$8,000 to $9,999.....	1,880,025	1,755,870	124,155	425,076	411,322	1,247	12,507	588,284	554,333	33,951	866,665	790,215	76,450
$10,000 to $11,999.....	1,627,485	1,551,092	76,393	363,153	358,786	...	4,367	641,544	616,831	24,713	622,788	575,475	47,313
$12,000 to $13,999.....	1,140,214	1,081,056	59,158	314,171	301,360	...	12,811	351,754	334,781	16,973	474,289	444,915	29,374
$14,000 to $15,999.....	589,391	558,830	30,561	147,813	143,998	...	3,815	155,056	152,219	2,837	286,522	262,613	23,909
$16,000 to $19,999.....	418,003	393,508	24,495	102,144	101,239	...	905	72,984	66,943	6,041	242,875	225,326	17,549
$20,000 to $24,999.....	107,944	103,703	4,241	1,231	1,231	...	...	3,699	3,699	...	103,014	98,773	4,241
$25,000 or more.....	46,424	39,343	7,081	...	...	...	...	...	...	...	46,424	39,343	7,081
Median.....dollars..	6,800	6,900	5,700	8,100	8,500	4,300	7,200	8,400	8,400	8,400	5,400	5,400	5,700
Term of First Mortgage													
Indefinite.....	153,702	139,849	13,853	...	...	...	...	...	...	...	153,702	139,849	13,853
On demand.....	134,034	127,539	6,495	...	...	...	...	...	...	...	134,034	127,539	6,495
Less than 8 years.....	1,116,607	1,074,835	41,772	5,912	5,912	...	...	...	...	...	1,110,695	1,068,923	41,772
8 to 12 years.....	2,297,966	2,123,129	174,837	11,552	11,552	...	...	35,109	35,109	...	2,251,305	2,076,468	174,837
13 to 17 years.....	2,164,618	1,991,478	173,140	75,355	75,355	...	...	204,194	202,250	1,944	1,885,069	1,713,873	171,196
18 to 22 years.....	4,077,047	3,788,843	288,204	913,508	838,199	47,913	27,396	865,562	826,680	38,882	2,297,977	2,123,964	174,013
23 to 27 years.....	2,955,433	2,678,147	277,286	1,135,587	973,968	110,880	50,739	1,321,290	1,263,623	57,667	498,556	440,556	58,000
28 to 32 years.....	1,515,940	1,442,207	73,733	505,233	488,206	8,043	8,984	954,505	897,799	56,706	56,202	56,202	...
33 years or more.....	38,444	37,539	905	20,058	19,153	...	905	...	...	...	18,386	18,386	...
Median.....years..	20	20	20	24	24	25	25	25	25	26	15	15	16
Interest Rate of First Mortgage													
Less than 4.0 percent.....	111,926	110,040	1,886	1,426	1,426	...	...	11,641	11,641	...	98,859	96,973	1,886
4.0 percent.....	1,577,674	1,449,393	128,281	99,663	55,676	39,581	4,406	1,164,256	1,093,531	70,725	313,755	300,186	13,569
4.1 to 4.4 percent.....	431,110	380,246	50,864	396,180	345,316	31,428	19,436	...	...	...	34,930	34,930	...
4.5 percent.....	3,490,729	3,240,206	250,523	1,155,719	1,005,837	95,827	54,055	1,882,555	1,798,312	84,243	452,455	436,057	16,398
4.6 to 4.9 percent.....	357,227	355,448	1,779	5,798	5,798	...	...	214,180	214,180	...	137,249	135,470	1,779
5.0 percent.....	2,187,593	2,081,566	106,027	136,235	128,895	...	7,340	15,311	15,311	...	2,036,047	1,937,360	98,687
5.1 to 5.4 percent.....	941,306	934,565	6,741	754,793	752,006	...	2,787	92,717	92,486	231	93,796	90,073	3,723
5.5 percent.....	1,121,936	1,052,343	69,593	2,285	2,285	...	...	...	...	...	1,119,651	1,050,058	69,593
5.6 to 5.9 percent.....	284,558	268,055	16,503	115,106	115,106	...	...	...	...	...	169,452	152,949	16,503
6.0 percent.....	3,243,233	2,948,782	294,451	...	...	...	...	...	...	...	3,243,233	2,948,782	294,451
6.1 to 6.9 percent.....	351,829	270,066	81,763	...	...	...	...	...	...	...	351,829	270,066	81,763
7.0 percent.....	162,574	147,144	15,430	...	...	...	...	...	...	...	162,574	147,144	15,430
7.1 to 7.9 percent.....	62,629	47,360	15,269	...	...	...	...	...	...	...	62,629	47,360	15,269
8.0 percent or more.....	129,467	118,352	11,115	...	...	...	...	...	...	...	129,467	118,352	11,115
Median.....percent..	5.1	5.1	5.1	4.6	4.6	4.5	4.5	4.5	4.5	4.5	5.6	5.6	6.0
Origin of First Mortgage													
Made when property acquired.....	9,820,454	9,268,002	552,452	2,062,025	1,954,240	82,825	24,960	2,507,844	2,469,329	38,515	5,250,585	4,844,433	406,152
Assumed when property acquired.....	1,755,303	1,390,433	364,870	476,679	339,363	77,341	59,975	783,730	668,437	115,293	494,894	382,633	112,261
Made after property acquired.....	2,878,034	2,745,131	132,903	128,501	118,742	6,670	3,089	89,086	87,695	1,391	2,660,447	2,538,694	121,753
Year First Mortgage Made or Assumed													
1959 and 1960 (part).....	2,784,956	2,583,232	201,724	530,182	502,381	3,105	24,696	343,473	311,920	31,553	1,911,301	1,768,931	142,370
1958.....	2,079,964	1,907,245	172,719	426,044	409,296	4,832	11,916	316,564	294,356	22,208	1,337,356	1,203,593	133,763
1957.....	1,752,379	1,588,368	164,011	227,023	201,933	10,713	14,377	341,392	316,474	24,918	1,183,964	1,069,961	114,003
1955 and 1956.....	3,375,112	3,158,474	216,638	544,317	510,028	18,634	15,655	1,020,600	974,581	46,019	1,810,195	1,673,865	136,330
1950 to 1954.....	3,591,836	3,379,761	212,075	679,103	583,285	74,438	21,380	1,123,459	1,096,595	26,864	1,789,274	1,699,881	89,393
1945 to 1949.....	700,588	617,530	83,058	172,609	117,495	55,114	...	235,172	231,535	3,637	292,807	268,500	24,307
1940 to 1944.....	125,156	125,156	...	84,349	84,349	...	...	...	...	...	40,807	40,807	...
1939 or earlier.....	43,800	43,800	...	3,578	3,578	...	...	...	...	...	40,222	40,222	...
Method of Payment of First Mortgage													
Regular payments required.....	14,402,047	13,353,708	1,048,339	2,667,205	2,412,345	166,836	88,024	3,380,660	3,225,461	155,199	8,354,182	7,715,902	638,280
Interest and principal.....	14,139,713	13,102,232	1,037,481	2,667,205	2,412,345	166,836	88,024	3,380,660	3,225,461	155,199	8,091,848	7,464,426	627,422
Interest only.....	204,806	193,948	10,858	...	...	...	...	...	...	...	204,806	193,948	10,858
Principal only.....	57,528	57,528	...	...	...	...	...	...	...	...	57,528	57,528	...
No regular payments required.....	51,744	49,858	1,886	...	...	...	...	...	...	...	51,744	49,858	1,886

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	14,402,047	13,353,708	1,048,339	2,667,205	2,412,345	166,836	88,024	3,380,660	3,225,461	155,199	8,354,182	7,715,902	638,280
Less than $30	1,027,862	950,928	76,934	166,415	133,718	32,697	...	76,949	75,093	1,856	784,498	742,117	42,381
$30 to $39	1,446,837	1,258,657	188,180	365,592	280,589	71,951	13,052	273,624	255,189	18,435	807,621	722,879	84,742
$40 to $49	2,292,347	2,088,693	203,654	432,942	350,819	49,402	32,721	712,393	675,319	37,074	1,147,012	1,062,555	84,457
$50 to $59	2,693,494	2,510,074	183,420	543,526	515,235	12,786	15,505	768,897	733,220	35,677	1,381,071	1,261,619	119,452
$60 to $69	2,323,454	2,195,113	128,341	419,744	415,304	...	4,440	807,558	781,503	26,055	1,096,152	998,306	97,846
$70 to $79	1,631,224	1,529,573	101,651	314,256	300,476	...	13,780	451,992	429,572	22,420	864,976	799,525	65,451
$80 to $89	968,221	919,473	48,748	209,219	204,677	...	4,542	179,338	171,912	7,426	579,664	542,884	36,780
$90 to $99	667,336	630,984	36,352	110,786	108,346	...	2,440	57,556	56,396	1,160	498,994	466,242	32,752
$100 to $119	751,061	710,622	40,439	88,341	86,797	...	1,544	49,175	44,079	5,096	613,545	579,746	33,799
$120 to $149	310,543	289,447	21,096	16,384	16,384	...	...	3,178	3,178	...	290,981	269,885	21,096
$150 to $199	193,440	180,365	13,075	...	...	...	...	...	...	...	193,440	180,365	13,075
$200 or more	96,228	89,779	6,449	...	...	...	...	...	...	...	96,228	89,779	6,449
Median.....dollars	59	59	53	57	59	37	49	58	58	56	61	61	59
No regular payments required	51,744	49,858	1,886	...	...	...	...	...	...	...	51,744	49,858	1,886
Current Status of First Mortgage Payments													
Current or ahead of schedule	13,500,707	12,547,177	953,530	2,584,017	2,343,448	160,140	80,429	3,220,015	3,075,945	144,070	7,696,675	7,127,784	568,891
Delinquent	901,340	806,531	94,809	83,188	68,897	6,696	7,595	160,645	149,516	11,129	657,507	588,118	69,389
No regular payments required	51,744	49,858	1,886	...	...	...	...	...	...	...	51,744	49,858	1,886
Holder of First Mortgage													
Commercial bank or trust company, own account	2,332,562	2,224,865	107,697	641,429	599,371	27,434	14,624	482,867	460,601	22,266	1,208,266	1,164,893	43,373
Commercial bank or trust company, trust account	95,000	90,233	4,767	23,038	19,954	...	3,084	8,337	8,337	...	63,625	61,942	1,683
Mutual savings bank	1,698,739	1,608,487	90,252	438,652	408,555	18,267	11,830	755,989	723,504	32,485	504,098	476,428	27,670
Savings and loan association	4,917,707	4,450,382	467,325	408,764	383,638	18,247	6,879	822,220	780,751	41,469	3,686,723	3,285,993	400,730
Life insurance company	2,507,666	2,291,561	216,105	887,462	757,401	91,282	38,779	831,688	794,611	37,077	788,516	739,549	48,967
Mortgage company	177,797	159,873	17,924	37,614	33,365	1,809	2,440	30,724	28,161	2,563	109,459	98,347	11,112
Real estate or construction company	124,645	123,463	1,182	6,541	6,541	...	...	1,302	1,302	...	116,802	115,620	1,182
Federal or State agency	735,649	701,436	34,213	164,104	153,747	3,101	7,256	417,368	399,277	18,091	154,177	148,412	5,765
Retirement system, welfare fund, etc.	52,892	49,235	3,657	27,512	25,713	1,799	...	12,360	12,360	...	13,020	11,162	1,858
Other nonprofit organization	34,325	31,236	3,089	8,920	7,112	1,808	...	1,279	1,279	...	24,126	22,845	1,281
Individual or individual's estate	1,644,044	1,550,934	93,110	...	...	...	...	4,626	4,626	...	1,639,418	1,546,308	93,110
Other	132,765	121,861	10,904	23,169	16,948	3,089	3,132	11,900	10,652	1,248	97,696	94,261	3,435
Servicing of First Mortgage													
By holder	10,969,934	10,202,867	767,067	1,419,973	1,310,212	75,545	34,216	2,024,464	1,945,874	78,590	7,525,497	6,946,781	578,716
By agent	3,483,857	3,200,699	283,158	1,247,232	1,102,133	91,291	53,808	1,356,196	1,279,587	76,609	880,429	818,979	61,450
Location of First Mortgage Holder													
Property inside SMSA	10,392,547	9,592,235	800,312	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,614,598	5,171,996	442,602
Holder in--													
Same division	8,444,740	7,831,623	613,117	1,380,777	1,267,496	81,952	31,329	1,817,737	1,728,866	88,871	5,246,226	4,835,261	410,965
Different division	1,937,022	1,749,827	187,195	740,575	640,969	56,268	43,338	828,075	772,123	55,952	368,372	336,735	31,637
Holder outside United States	10,785	10,785	...	8,280	8,280	...	...	2,505	2,505	...	...	...	...
Property outside SMSA	4,061,244	3,811,331	249,913	537,573	495,600	28,616	13,357	732,343	721,967	10,376	2,791,328	2,593,764	197,564
Holder in--													
Same division	3,613,327	3,384,551	228,776	377,022	349,471	15,271	12,280	577,798	572,459	5,339	2,658,507	2,462,621	195,886
Different division	447,917	426,780	21,137	160,551	146,129	13,345	1,077	154,545	149,508	5,037	132,821	131,143	1,678
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	11,575,757	10,658,435	917,322	2,538,704	2,293,603	160,166	84,935	3,291,574	3,137,766	153,808	5,745,479	5,227,066	518,413
Less than 40 percent	483,117	460,765	22,352	31,477	31,477	...	...	15,307	15,307	...	436,333	413,981	22,352
40 to 49 percent	527,417	441,172	86,245	37,348	20,295	10,374	6,679	54,184	48,486	5,698	435,885	372,391	63,494
50 to 59 percent	1,065,175	912,057	153,118	110,942	68,851	29,605	12,486	94,952	85,040	9,912	859,281	758,166	101,115
60 to 69 percent	1,965,286	1,732,645	232,641	357,626	316,297	28,574	12,755	199,922	171,136	28,786	1,407,738	1,245,212	162,526
70 to 79 percent	1,967,123	1,750,497	216,626	474,225	416,848	35,385	21,992	365,020	321,905	43,115	1,127,878	1,011,744	116,134
80 to 84 percent	1,171,284	1,074,878	96,406	407,176	363,335	29,795	14,046	343,014	318,801	24,213	421,094	392,742	28,352
85 to 89 percent	1,159,944	1,106,826	53,118	382,250	360,020	16,798	5,432	492,974	477,288	15,686	284,720	269,518	15,202
90 to 94 percent	1,155,213	1,132,775	22,438	343,106	335,711	1,243	6,152	535,941	526,484	9,457	276,166	270,580	5,586
95 to 99 percent	1,009,404	992,703	16,701	323,659	312,369	8,392	2,898	547,309	543,751	3,558	138,436	136,583	1,853
100 percent or more	1,071,794	1,054,117	17,677	70,895	68,400	...	2,495	642,951	629,568	13,383	357,948	356,149	1,799
Median.....percent	79	80	68	83	84	73	75	91	91	78	68	69	64
Other properties	2,878,034	2,745,131	132,903	128,501	118,742	6,670	3,089	89,086	87,695	1,391	2,660,447	2,538,694	121,753

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
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	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	11,575,757	10,658,435	917,322	2,538,704	2,293,603	160,166	84,935	3,291,574	3,137,766	153,808	5,745,479	5,227,066	518,413
Less than 40 percent	463,738	460,765	2,973	31,477	31,477	...	...	15,307	15,307	...	416,954	413,981	2,973
40 to 49 percent	442,951	441,172	1,779	20,295	20,295	...	...	48,486	48,486	...	374,170	372,391	1,779
50 to 59 percent	923,959	912,057	11,902	71,554	68,851	2,703	...	85,040	85,040	...	767,365	758,166	9,199
60 to 69 percent	1,772,810	1,732,645	40,165	330,561	316,297	14,264	...	178,244	171,136	7,108	1,264,005	1,245,212	18,793
70 to 79 percent	1,857,879	1,750,497	107,382	440,500	416,848	17,491	6,161	331,836	321,905	9,931	1,085,543	1,011,744	73,799
80 to 84 percent	1,212,216	1,074,878	137,338	414,138	363,335	30,175	20,628	330,204	318,801	11,403	467,874	392,742	75,132
85 to 89 percent	1,244,085	1,106,826	137,259	390,909	360,020	21,786	9,103	498,154	477,288	20,866	355,022	269,518	85,504
90 to 94 percent	1,270,996	1,132,775	138,221	357,129	335,711	6,593	14,825	551,026	526,484	24,542	362,841	270,580	92,261
95 to 99 percent	1,125,851	992,703	133,148	351,855	312,369	22,974	16,512	572,617	543,751	28,866	201,379	136,583	64,796
100 percent or more	1,261,272	1,054,117	207,155	130,286	68,400	44,180	17,706	680,660	629,568	51,092	450,326	356,149	94,177
Median.....percent	81	80	91	85	84	89	92	91	91	96	70	69	90
Other properties	2,878,034	2,745,131	132,903	128,501	118,742	6,670	3,089	89,086	87,695	1,391	2,660,447	2,538,694	121,753
Total Outstanding Debt as Percent of Value													
Less than 20 percent	1,667,896	1,645,703	22,193	137,367	137,367	...	...	100,652	100,652	...	1,429,877	1,407,684	22,193
20 to 29 percent	1,351,222	1,319,557	31,665	119,671	107,140	12,531	...	204,076	204,076	...	1,027,475	1,008,341	19,134
30 to 39 percent	1,718,813	1,621,372	97,441	218,386	190,441	27,945	...	281,373	270,192	11,181	1,219,054	1,160,739	58,315
40 to 49 percent	1,805,902	1,669,688	136,214	341,002	276,113	59,436	5,453	268,063	260,596	7,467	1,196,837	1,132,979	63,858
50 to 59 percent	1,995,641	1,862,084	133,557	379,082	323,510	38,079	17,493	451,548	442,528	9,020	1,165,011	1,096,046	68,965
60 to 69 percent	1,906,204	1,732,700	173,504	382,890	350,240	19,435	13,215	532,700	513,469	19,231	990,614	868,991	121,623
70 to 79 percent	1,800,626	1,615,485	185,141	377,964	352,740	3,101	22,123	725,875	688,600	37,275	696,787	574,145	122,642
80 to 89 percent	1,288,003	1,136,894	151,109	397,774	382,451	4,007	11,316	478,841	442,860	35,981	411,388	311,583	99,805
90 to 99 percent	752,057	667,890	84,167	282,541	268,544	1,247	12,750	283,330	255,599	27,731	186,186	143,747	42,439
100 percent or more	167,427	132,193	35,234	30,528	23,799	1,055	5,674	54,202	46,889	7,313	82,697	61,505	21,192
Median.....percent	53	52	66	64	65	47	74	67	67	78	44	43	67
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	14,370,013	13,321,567	1,048,446	2,667,205	2,412,345	166,836	88,024	3,378,753	3,223,554	155,199	8,324,055	7,685,668	638,387
Less than $5,000	1,435,768	1,362,832	72,936	67,205	59,679	5,620	1,906	59,016	59,016	...	1,309,547	1,244,137	65,410
$5,000 to $7,400	1,894,624	1,749,147	145,477	325,149	280,007	39,547	5,595	340,866	328,903	11,963	1,228,609	1,140,237	88,372
$7,500 to $9,900	2,292,818	2,045,787	247,031	478,117	383,601	75,440	19,076	669,241	640,630	28,611	1,145,460	1,021,556	123,904
$10,000 to $12,400	2,529,066	2,327,467	201,599	619,342	561,032	35,357	22,953	870,182	830,366	39,816	1,039,542	936,069	103,473
$12,500 to $14,900	2,313,827	2,165,177	148,650	583,685	557,897	8,583	17,205	797,892	767,704	30,188	932,250	839,576	92,674
$15,000 to $17,400	1,579,482	1,465,333	114,149	304,644	293,963	2,289	8,392	429,755	398,141	31,614	845,083	773,229	71,854
$17,500 to $19,900	794,501	744,631	49,870	137,706	129,698	...	8,008	112,979	106,877	6,102	543,810	508,056	35,760
$20,000 to $24,900	790,343	766,662	23,681	121,570	120,026	...	1,544	77,239	75,430	1,809	591,534	571,206	20,328
$25,000 to $34,900	488,522	459,008	29,514	23,101	19,756	...	3,345	15,970	10,874	5,096	449,451	428,378	21,073
$35,000 or more	251,062	235,523	15,539	6,686	6,686	...	...	5,613	5,613	...	238,763	223,224	15,539
Median.....dollars	11,500	11,600	10,700	11,900	12,200	8,800	11,900	11,800	11,800	12,300	11,200	11,200	11,000
Not acquired by purchase	83,778	81,999	1,779	...	...	...	...	1,907	1,907	...	81,871	80,092	1,779
Value													
Less than $5,000	610,444	582,244	28,200	17,334	13,570	1,858	1,906	18,692	18,692	...	574,418	549,982	24,436
$5,000 to $7,400	1,295,858	1,200,096	95,762	150,995	126,173	20,447	4,375	161,843	157,496	4,347	983,020	916,427	66,593
$7,500 to $9,900	1,719,212	1,550,905	168,307	322,492	283,209	26,198	13,085	460,015	439,772	20,243	936,705	827,924	108,781
$10,000 to $12,400	2,525,496	2,306,845	218,651	576,695	501,259	53,728	21,708	682,801	656,981	25,820	1,266,000	1,148,605	117,395
$12,500 to $14,900	2,014,488	1,843,429	171,059	544,364	486,913	43,213	14,238	684,206	641,789	42,417	785,918	714,727	71,191
$15,000 to $17,400	2,321,059	2,163,989	157,070	515,722	482,110	15,672	17,940	755,165	724,609	30,556	1,050,172	957,270	92,902
$17,500 to $19,900	1,261,859	1,185,488	76,371	224,369	217,122	1,887	5,360	339,512	320,393	19,119	697,978	647,973	50,005
$20,000 to $24,900	1,315,635	1,250,424	65,211	213,935	208,727	2,289	2,919	209,513	201,912	7,601	892,187	839,785	52,402
$25,000 to $34,900	922,426	880,195	42,231	75,274	67,237	1,544	6,493	60,433	55,337	5,096	786,719	757,621	29,098
$35,000 or more	467,314	439,951	27,363	26,025	26,025	...	...	8,480	8,480	...	432,809	405,446	27,363
Median.....dollars	13,800	13,900	12,700	13,700	13,900	11,600	13,000	13,800	13,800	14,100	13,900	14,000	12,600
Year Built													
1958 and 1959	1,396,430	1,314,835	81,595	361,448	360,543	...	905	201,944	199,769	2,175	833,038	754,523	78,515
1955 to 1957	2,739,728	2,532,394	207,334	470,044	444,381	...	25,663	881,126	829,918	51,208	1,388,558	1,258,095	130,463
1950 to 1954	3,607,063	3,330,083	276,980	858,429	754,875	63,216	40,338	1,190,165	1,127,508	62,657	1,558,469	1,447,700	110,769
1940 to 1949	2,634,764	2,412,272	222,492	600,025	490,133	96,290	13,602	561,702	537,254	24,448	1,473,037	1,384,885	88,152
1930 to 1939	971,950	893,762	78,188	115,640	110,216	3,616	1,808	128,272	122,741	5,531	728,038	660,805	67,233
1929 or earlier	3,103,856	2,920,220	183,636	261,619	252,197	3,714	5,708	417,451	408,271	9,180	2,424,786	2,259,752	165,034
Number of Mortgages on Property													
1 mortgage	13,403,566	13,403,566	...	2,412,345	2,412,345	...	...	3,225,461	3,225,461	...	7,765,760	7,765,760	...
2 mortgages	1,003,096	...	1,003,096	232,692	...	144,668	88,024	144,483	...	144,483	625,921	...	625,921
3 mortgages or more	47,129	...	47,129	22,168	...	22,168	...	10,716	...	10,716	14,245	...	14,245

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	14,279,865	13,243,468	1,036,397	2,653,494	2,403,709	165,292	84,493	3,355,246	3,200,047	155,199	8,271,125	7,639,712	631,413
Dilapidated	173,926	160,098	13,828	13,711	8,636	1,544	3,531	25,414	25,414	...	134,801	126,048	8,753
Rooms													
Less than 4 rooms	293,382	276,673	16,709	24,700	22,793	1,907	...	10,760	9,485	1,275	257,922	244,395	13,527
4 rooms	2,093,710	1,885,351	208,359	411,906	350,909	44,294	16,703	489,773	463,066	26,707	1,192,031	1,071,376	120,655
5 rooms	5,229,274	4,813,081	416,193	1,194,100	1,086,505	66,689	40,906	1,463,017	1,386,750	76,267	2,572,157	2,339,826	232,331
6 rooms	4,117,042	3,861,637	255,405	723,883	656,902	44,712	22,269	977,236	941,189	36,047	2,415,923	2,263,546	152,377
7 rooms	1,676,407	1,580,053	96,354	224,958	217,308	4,196	3,454	313,570	302,420	11,150	1,137,879	1,060,325	77,554
8 rooms or more	1,043,976	986,771	57,205	87,658	77,928	5,038	4,692	126,304	122,551	3,753	830,014	786,292	43,722
Median	5.4	5.4	5.2	5.3	5.3	5.1	5.2	5.3	5.3	5.2	5.6	5.6	5.3
Purchase Price as Percent of Value													
Acquired by purchase	14,370,013	13,321,567	1,048,446	2,667,205	2,412,345	166,836	88,024	3,378,753	3,223,554	155,199	8,324,055	7,685,668	638,387
Purchased 1957 to 1960	5,273,711	4,798,749	474,962	1,156,684	1,088,335	18,650	49,699	994,720	916,041	78,679	3,122,307	2,794,373	327,934
Less than 80 percent	554,592	502,449	52,143	57,643	50,440	1,704	5,499	55,772	53,367	2,405	441,177	398,642	42,535
80 to 89 percent	1,049,097	964,805	84,292	184,453	173,406	7,720	3,327	199,934	182,857	17,077	664,710	608,542	56,168
90 to 94 percent	940,521	856,902	83,619	251,042	237,393	...	13,649	208,685	192,165	16,520	480,794	427,344	53,450
95 to 99 percent	775,574	713,057	62,517	263,890	250,376	3,101	10,413	171,443	162,237	9,206	340,241	300,444	39,797
100 percent or more	1,953,927	1,761,536	192,391	399,656	376,720	6,125	16,811	358,886	325,415	33,471	1,195,385	1,059,401	135,984
Median.....percent..	96	96	96	97	97	...	...	96	96	97	95	95	96
Purchased 1950 to 1956	7,028,391	6,579,046	449,345	1,220,793	1,093,002	91,265	36,526	2,133,294	2,060,411	72,883	3,674,304	3,425,633	248,671
Less than 60 percent	446,864	421,939	24,925	34,229	31,310	2,919	...	57,715	55,158	2,557	354,920	335,471	19,449
60 to 79 percent	1,882,811	1,741,318	141,493	313,219	257,614	51,994	3,611	562,589	548,021	14,568	1,007,003	935,683	71,320
80 to 89 percent	2,072,180	1,936,527	135,653	400,646	368,674	17,378	14,594	704,995	680,249	24,746	966,539	887,604	78,935
90 to 99 percent	1,393,073	1,311,042	82,031	239,171	216,430	13,715	9,026	499,038	481,682	17,356	654,864	612,930	41,934
100 percent or more	1,233,463	1,168,220	65,243	233,528	218,974	5,259	9,295	308,957	295,301	13,656	690,978	653,945	37,033
Median.....percent..	86	86	84	87	87	76	...	86	86	88	85	85	84
Purchased 1949 or earlier	2,067,911	1,943,772	124,139	289,728	231,008	56,921	1,799	250,739	247,102	3,637	1,527,444	1,465,662	61,782
Less than 40 percent	438,552	418,342	20,210	39,906	39,906	...	...	1,779	1,779	...	396,867	376,657	20,210
40 to 59 percent	539,248	515,670	23,578	76,263	69,097	7,166	...	37,365	35,586	1,779	425,620	410,987	14,633
60 to 79 percent	594,127	546,032	48,095	100,950	70,703	28,448	1,799	120,175	118,317	1,858	373,002	357,012	15,990
80 to 99 percent	348,969	319,567	29,402	60,989	40,737	20,252	...	71,766	71,766	...	216,214	207,064	9,150
100 percent or more	147,015	144,161	2,854	11,620	10,565	1,055	...	19,654	19,654	...	115,741	113,942	1,799
Median.....percent..	62	61	68	66	62	75	...	74	75	...	57	57	55
Not acquired by purchase	83,778	81,999	1,779	...	...	...	...	1,907	1,907	...	81,871	80,092	1,779
Property Location													
Inside SMSA's	10,392,547	9,592,235	800,312	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,614,598	5,171,996	442,602
Inside central city	4,034,352	3,686,998	347,354	926,943	817,926	78,157	30,860	856,370	806,491	49,879	2,251,039	2,062,581	188,458
Outside central city	6,358,195	5,905,237	452,958	1,202,689	1,098,819	60,063	43,807	1,791,947	1,697,003	94,944	3,363,559	3,109,415	254,144
Outside SMSA's	4,061,244	3,811,331	249,913	537,573	495,600	28,616	13,357	732,343	721,967	10,376	2,791,328	2,593,764	197,564
Real Estate Tax													
Acquired before 1959	12,332,911	11,463,574	869,337	2,149,289	1,922,230	163,731	63,328	3,042,166	2,918,520	123,646	7,141,456	6,622,824	518,632
Less than $50	1,516,396	1,392,007	124,389	197,614	161,803	29,174	6,637	191,851	185,107	6,744	1,126,931	1,045,097	81,834
$50 to $99	1,699,133	1,542,344	156,789	254,301	215,898	28,398	10,005	379,363	362,951	16,412	1,065,469	963,495	101,974
$100 to $149	1,861,987	1,731,599	130,388	411,745	366,075	37,110	8,560	507,149	492,188	14,961	943,093	873,336	69,757
$150 to $199	1,756,082	1,621,073	135,009	358,279	315,987	34,061	8,231	555,075	534,047	21,028	842,728	771,039	71,689
$200 to $249	1,564,587	1,442,623	121,964	299,963	273,844	15,902	10,217	421,992	398,876	23,116	842,632	769,903	72,729
$250 to $299	1,103,481	1,033,363	70,118	225,987	204,993	9,744	11,250	321,224	307,329	13,895	556,270	521,041	35,229
$300 to $499	2,223,066	2,126,958	96,108	352,027	339,755	7,659	4,613	607,382	579,892	27,490	1,263,657	1,207,311	56,346
$500 or more	608,179	573,607	34,572	49,373	43,875	1,683	3,815	58,130	58,130	...	500,676	471,602	29,074
Median.....dollars..	181	183	159	179	184	133	189	190	189	206	176	178	154
Acquired 1959 and 1960 (part)	2,120,880	1,939,992	180,888	517,916	490,115	3,105	24,696	338,494	306,941	31,553	1,264,470	1,142,936	121,534
Real Estate Tax per $1,000 Value													
Acquired before 1959	12,332,911	11,463,574	869,337	2,149,289	1,922,230	163,731	63,328	3,042,166	2,918,520	123,646	7,141,456	6,622,824	518,632
Less than $5	1,359,066	1,244,069	114,997	172,625	138,672	27,316	6,637	212,576	206,393	6,183	973,865	899,004	74,861
$5 to $9	2,378,190	2,190,630	187,560	457,976	426,665	22,617	8,694	423,748	406,206	17,542	1,496,466	1,357,759	138,707
$10 to $14	3,406,457	3,148,221	258,236	585,388	501,275	65,878	18,235	956,008	920,296	35,712	1,865,061	1,726,650	138,411
$15 to $19	2,695,803	2,524,963	170,840	473,327	434,023	23,162	16,142	798,567	752,748	45,819	1,423,909	1,338,192	85,717
$20 to $24	1,410,624	1,318,263	92,361	273,430	247,375	16,888	9,167	395,808	379,968	15,840	741,386	690,920	50,466
$25 to $29	616,678	588,290	28,388	125,797	118,383	2,961	4,453	177,744	175,194	2,550	313,137	294,713	18,424
$30 to $39	333,774	325,338	8,436	54,179	50,813	3,366	...	64,081	64,081	...	215,514	210,444	5,070
$40 or more	132,319	123,800	8,519	6,567	5,024	1,543	...	13,634	13,634	...	112,118	105,142	6,976
Median.....dollars..	14	14	13	14	14	12	14	15	15	15	13	13	12
Acquired 1959 and 1960 (part)	2,120,880	1,939,992	180,888	517,916	490,115	3,105	24,696	338,494	306,941	31,553	1,264,470	1,142,936	121,534

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	6,208,279	5,872,482	335,797	1,247,015	1,155,346	78,566	13,103	1,608,517	1,587,051	21,466	3,352,747	3,130,085	222,662
1959 and 1960 (part)	767,625	727,415	40,210	200,691	200,691	...	...	112,353	112,122	231	454,581	414,602	39,979
1957 and 1958	1,191,904	1,109,805	82,099	210,708	207,778	...	2,930	206,912	204,493	2,419	774,284	697,534	76,750
1955 and 1956	1,429,737	1,371,641	58,096	260,265	256,510	...	3,755	508,716	500,687	8,029	660,756	614,444	46,312
1950 to 1954	1,977,790	1,891,681	86,109	380,023	339,223	34,382	6,418	671,959	664,809	7,150	925,808	887,649	38,159
1945 to 1949	573,172	510,669	62,503	123,168	78,984	44,184	...	107,033	103,396	3,637	342,971	328,289	14,682
1940 to 1944	161,600	159,687	1,913	70,361	70,361	...	...	1,544	1,544	...	89,695	87,782	1,913
1939 or earlier	106,451	101,584	4,867	1,799	1,799	...	...	...	...	...	104,652	99,785	4,867
Previously occupied	8,245,512	7,531,084	714,428	1,420,190	1,256,999	88,270	74,921	1,772,143	1,638,410	133,733	5,053,179	4,635,675	417,504
1959 and 1960 (part)	1,353,255	1,212,577	140,678	317,225	289,424	3,105	24,696	226,141	194,819	31,322	809,889	728,334	81,555
1957 and 1958	1,970,544	1,758,569	211,975	428,060	390,442	15,545	22,073	449,314	404,607	44,707	1,093,170	963,520	129,650
1955 and 1956	1,643,227	1,487,869	155,358	280,445	248,621	18,634	13,190	496,148	458,158	37,990	866,634	781,090	85,544
1950 to 1954	1,994,988	1,845,206	149,782	300,060	248,648	38,249	13,163	458,378	438,664	19,714	1,236,550	1,157,894	78,656
1945 to 1949	789,014	749,308	39,706	60,095	47,367	10,929	1,799	142,162	142,162	...	586,757	559,779	26,978
1940 to 1944	292,789	283,592	9,197	30,668	28,860	1,808	...	...	...	...	262,121	254,732	7,389
1939 or earlier	201,695	193,963	7,732	3,637	3,637	...	...	...	...	...	198,058	190,326	7,732
Manner of Acquisition													
By purchase or construction	14,370,013	13,321,567	1,048,446	2,667,205	2,412,345	166,836	88,024	3,378,753	3,223,554	155,199	8,324,055	7,685,668	638,387
Made new mortgage	11,862,794	11,228,620	634,174	2,167,922	2,053,985	87,687	26,250	2,581,302	2,541,396	39,906	7,113,570	6,633,239	480,331
Assumed mortgage from former owner	1,815,096	1,666,264	148,832	416,041	344,425	65,304	6,312	687,889	670,179	17,710	711,166	651,660	59,506
Assumed mortgage from former owner, made new second mortgage	283,095	30,954	252,141	70,582	1,275	13,845	55,462	100,403	2,820	97,583	112,110	26,859	85,251
Borrowed, other than mortgage	216,458	211,430	5,028	8,910	8,910	...	...	9,159	9,159	...	198,389	193,361	5,028
All cash	192,570	184,299	8,271	3,750	3,750	...	...	...	...	...	188,820	180,549	8,271
Not by purchase	83,778	81,999	1,779	...	...	...	...	1,907	1,907	...	81,871	80,092	1,779
Gift or inheritance	81,979	80,200	1,779	...	...	...	...	1,907	1,907	...	80,072	78,293	1,779
Other	1,799	1,799	...	...	...	...	...	...	...	...	1,799	1,799	...
Monthly Housing Costs													
Acquired before 1959	12,332,911	11,463,574	869,337	2,149,289	1,922,230	163,731	63,328	3,042,166	2,918,520	123,646	7,141,456	6,622,824	518,632
Less than $30	56,786	56,786	...	1,543	1,543	...	...	2,245	2,245	...	52,998	52,998	...
$30 to $39	85,167	83,314	1,853	3,715	3,715	...	...	3,150	3,150	...	78,302	76,449	1,853
$40 to $49	222,187	220,329	1,858	20,488	18,630	1,858	...	11,195	11,195	...	190,504	190,504	...
$50 to $59	519,392	502,949	16,443	112,288	101,413	10,875	...	69,221	67,413	1,808	337,883	334,123	3,760
$60 to $69	796,241	759,290	36,951	164,526	143,260	19,360	1,906	162,467	162,467	...	469,248	453,563	15,685
$70 to $79	1,103,161	1,027,150	76,011	229,075	187,790	38,142	3,143	283,360	281,502	1,858	590,726	557,898	32,868
$80 to $89	1,425,017	1,331,950	93,067	244,492	212,517	28,920	3,055	398,598	389,200	9,398	781,927	730,233	51,694
$90 to $99	1,423,924	1,351,324	72,600	259,915	229,457	25,477	4,981	457,435	448,717	8,718	706,574	673,150	33,424
$100 to $119	2,461,102	2,272,976	188,126	498,273	443,615	26,450	28,208	809,517	784,901	24,616	1,153,312	1,044,460	108,852
$120 to $149	2,388,114	2,213,895	174,219	431,010	409,931	10,849	10,230	640,836	599,804	41,032	1,316,268	1,204,160	112,108
$150 to $199	1,302,115	1,170,774	131,341	153,232	144,986	1,800	6,446	182,993	151,768	31,225	965,890	874,020	91,870
$200 or more	549,705	472,837	76,868	30,732	25,373	...	5,359	21,149	16,158	4,991	497,824	431,306	66,518
Median.....dollars..	104	104	114	102	103	84	113	103	102	131	106	105	123
Acquired 1959 and 1960 (part)	2,120,880	1,939,992	180,888	517,916	490,115	3,105	24,696	338,494	306,941	31,553	1,264,470	1,142,936	121,534
Annual Housing Costs as Percent of Income													
Acquired before 1959	12,332,911	11,463,574	869,337	2,149,289	1,922,230	163,731	63,328	3,042,166	2,918,520	123,646	7,141,456	6,622,824	518,632
Less than 5 percent	47,879	45,174	2,705	10,511	10,511	...	...	5,168	5,168	...	32,200	29,495	2,705
5 to 9 percent	646,393	606,915	39,478	121,785	97,085	23,410	1,290	112,943	111,653	1,290	411,665	398,177	13,488
10 to 14 percent	2,630,758	2,511,710	119,048	541,405	479,074	52,552	9,779	727,409	720,093	7,316	1,361,944	1,312,543	49,401
15 to 19 percent	3,345,724	3,174,462	171,262	630,276	579,333	41,896	9,047	926,956	901,476	25,480	1,788,492	1,693,653	94,839
20 to 24 percent	2,551,425	2,371,763	179,662	441,309	411,605	14,294	15,410	704,527	677,170	27,357	1,405,589	1,282,988	122,601
25 to 29 percent	1,286,458	1,123,867	162,591	171,864	149,343	11,826	10,695	280,183	245,802	34,381	834,411	728,722	105,689
30 to 34 percent	611,924	543,582	68,342	83,962	73,431	1,808	8,723	140,935	123,328	17,607	387,027	346,823	40,204
35 to 39 percent	330,589	297,081	33,508	53,661	42,724	9,062	1,875	47,043	43,233	3,810	229,885	211,124	18,761
40 percent or more	881,761	789,020	92,741	94,516	79,124	8,883	6,509	97,002	90,597	6,405	690,243	619,299	70,944
Median.....percent..	19	19	23	18	18	16	24	19	18	25	20	20	24
Acquired 1959 and 1960 (part)	2,120,880	1,939,992	180,888	517,916	490,115	3,105	24,696	338,494	306,941	31,553	1,264,470	1,142,936	121,534
Income[1]													
Less than $2,000	613,661	583,019	30,642	67,196	61,540	1,808	3,848	52,732	46,271	6,461	493,733	475,208	18,525
$2,000 to $2,999	510,147	457,808	52,339	76,623	58,343	12,708	5,572	65,307	65,307	...	368,217	334,158	34,059
$3,000 to $3,999	866,293	784,175	82,118	103,632	79,759	17,618	6,255	159,541	150,193	9,348	603,120	554,223	48,897
$4,000 to $4,999	1,570,221	1,462,512	107,709	260,778	237,324	12,307	11,147	349,193	338,516	10,677	960,250	886,672	73,578
$5,000 to $5,999	2,297,839	2,118,710	179,129	435,101	398,780	22,658	13,663	604,945	567,817	37,128	1,257,793	1,152,113	105,680
$6,000 to $6,999	2,079,819	1,933,740	146,079	415,718	390,497	19,623	5,598	576,108	554,788	21,320	1,087,993	988,455	99,538
$7,000 to $7,999	1,744,173	1,608,987	135,186	383,118	341,183	30,502	11,433	509,388	481,821	27,567	851,667	785,983	65,684
$8,000 to $8,999	1,298,807	1,203,848	94,959	257,374	231,637	15,320	10,417	337,432	325,196	12,236	704,001	647,015	56,986
$9,000 to $9,999	942,894	886,941	55,953	230,602	215,197	7,224	8,181	256,880	248,705	8,175	455,412	423,039	32,373
$10,000 to $11,999	1,162,838	1,093,148	69,690	225,588	207,241	11,711	6,636	290,985	277,404	13,581	646,265	608,503	37,762
$12,000 to $14,999	701,319	663,170	38,149	142,698	133,141	5,827	3,730	120,560	116,950	3,610	438,061	413,079	24,982
$15,000 or more	665,780	607,508	58,272	68,777	57,703	9,530	1,544	57,589	52,493	5,096	539,414	497,312	42,102
Median.....dollars..	6,700	6,700	6,500	6,900	6,900	6,800	6,600	6,800	6,800	6,700	6,500	6,500	6,400
Age of Head													
Under 25 years	262,601	227,193	35,408	79,107	73,710	4,107	1,290	29,799	26,119	3,680	153,695	127,364	26,331
25 to 34 years	3,850,069	3,567,664	282,405	741,524	678,825	39,363	23,336	1,197,251	1,145,681	51,570	1,911,294	1,743,158	168,136
35 to 44 years	4,968,237	4,598,927	369,310	934,772	834,411	68,288	32,073	1,544,396	1,490,714	53,682	2,489,069	2,273,802	215,267
45 to 64 years	4,655,438	4,332,721	322,717	830,975	755,442	45,987	29,546	543,671	497,404	46,267	3,280,792	3,079,875	200,917
65 years and over	717,446	677,061	40,385	80,827	69,957	9,091	1,779	65,543	65,543	...	571,076	541,561	29,515
Median	41	41	41	40	40	41	41	38	38	39	44	44	41

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	12,841,681	11,922,140	919,541	2,409,819	2,192,093	138,583	79,143	3,142,854	2,999,502	143,352	7,289,008	6,730,545	558,463
Under 45 years	8,409,187	7,796,736	612,451	1,638,568	1,498,275	88,792	51,501	2,630,821	2,529,487	101,334	4,139,798	3,768,974	370,824
With own children under 18	7,474,122	6,943,355	530,767	1,439,554	1,324,536	76,789	38,229	2,401,616	2,307,570	94,046	3,632,952	3,311,249	321,703
No own children under 18	935,065	853,381	81,684	199,014	173,739	12,003	13,272	229,205	221,917	7,288	506,846	457,725	49,121
45 to 64 years	3,972,403	3,696,339	276,064	711,927	643,565	42,499	25,863	479,978	437,960	42,018	2,780,498	2,614,814	165,684
With own children under 18	2,032,032	1,866,542	165,490	389,460	340,281	32,125	17,054	276,419	255,199	21,220	1,366,153	1,271,062	95,091
No own children under 18	1,940,371	1,829,797	110,574	322,467	303,284	10,374	8,809	203,559	182,761	20,798	1,414,345	1,343,752	70,593
65 years and over	460,091	429,065	31,026	59,324	50,253	7,292	1,779	32,055	32,055	...	368,712	346,757	21,955
Other households with 2 or more persons	1,128,899	1,043,880	85,019	179,384	157,279	15,032	7,073	186,356	178,219	8,137	763,159	708,382	54,777
Under 65 years	977,226	897,718	79,508	164,025	143,719	13,233	7,073	160,157	152,020	8,137	653,044	601,979	51,065
65 years and over	151,673	146,162	5,511	15,359	13,560	1,799	...	26,199	26,199	...	110,115	106,403	3,712
Households with 1 person	483,211	437,546	45,665	78,002	62,973	13,221	1,808	51,450	47,740	3,710	353,759	326,833	26,926
Under 65 years	377,529	335,712	41,817	71,858	56,829	13,221	1,808	44,161	40,451	3,710	261,510	238,432	23,078
65 years and over	105,682	101,834	3,848	6,144	6,144	...	...	7,289	7,289	...	92,249	88,401	3,848
Color of Head													
White	13,805,461	12,839,353	966,108	2,599,702	2,355,739	159,606	84,357	3,256,697	3,107,244	149,453	7,949,062	7,376,370	572,692
Nonwhite	648,330	564,213	84,117	67,503	56,606	7,230	3,667	123,963	118,217	5,746	456,864	389,390	67,474
Persons													
1 person	483,211	437,546	45,665	78,002	62,973	13,221	1,808	51,450	47,740	3,710	353,759	326,833	26,926
2 persons	2,685,547	2,505,393	180,154	469,857	422,493	23,932	23,432	427,564	404,019	23,545	1,788,126	1,678,881	109,245
3 persons	2,832,534	2,626,201	206,333	555,387	497,849	46,954	10,584	603,592	581,488	22,104	1,673,555	1,546,864	126,691
4 persons	3,978,901	3,709,083	269,818	718,579	658,173	38,949	21,457	1,173,206	1,128,392	44,814	2,087,116	1,922,518	164,598
5 persons	2,446,462	2,264,110	182,352	505,006	454,801	27,903	22,302	677,296	640,549	36,747	1,264,160	1,168,760	95,400
6 persons or more	2,027,136	1,861,233	165,903	340,374	316,056	15,877	8,441	447,552	423,273	24,279	1,239,210	1,121,904	117,306
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	5,273,711	4,798,749	474,962	1,156,684	1,088,335	18,650	49,699	994,720	916,041	78,679	3,122,307	2,794,373	327,934
Less than 1.0	345,334	317,649	27,685	17,087	15,839	...	1,248	24,635	22,184	2,451	303,612	279,626	23,986
1.0 to 1.4	914,051	851,323	62,728	192,528	186,511	...	6,017	185,708	177,638	8,070	535,815	487,174	48,641
1.5 to 1.9	1,412,725	1,257,804	154,921	399,688	370,840	6,229	22,619	303,699	278,783	24,916	709,338	608,181	101,157
2.0 to 2.4	1,247,355	1,139,790	107,565	304,106	281,652	12,421	10,033	244,563	226,989	17,574	698,686	631,149	67,537
2.5 to 2.9	651,352	590,022	61,330	147,579	144,124	...	3,455	135,068	122,091	12,977	368,705	323,807	44,898
3.0 to 3.4	248,201	225,680	22,521	39,471	38,100	...	1,371	42,694	39,013	3,681	166,036	148,567	17,469
3.5 to 3.9	166,230	156,271	9,959	22,176	20,886	...	1,290	25,654	23,105	2,549	118,400	112,280	6,120
4.0 or more	288,463	260,210	28,253	34,049	30,383	...	3,666	32,699	26,238	6,461	221,715	203,589	18,126
Median ratio	2.0	2.0	2.0	2.0	2.0	...	...	2.0	2.0	2.1	2.0	2.0	2.0
Other properties	9,180,080	8,604,817	575,263	1,510,521	1,324,010	148,186	38,325	2,385,940	2,309,420	76,520	5,283,619	4,971,387	312,232
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	14,402,047	13,353,708	1,048,339	2,667,205	2,412,345	166,836	88,024	3,380,660	3,225,461	155,199	8,354,182	7,715,902	638,280
Less than 5 percent	902,381	816,178	86,203	181,771	137,082	42,152	2,537	107,944	101,859	6,085	612,666	577,237	35,429
5 to 9 percent	5,243,980	4,842,582	401,398	1,098,657	973,274	93,413	31,970	1,475,870	1,413,208	62,662	2,669,453	2,456,100	213,353
10 to 14 percent	5,032,981	4,663,739	369,242	988,750	931,127	15,125	42,498	1,324,895	1,254,995	69,900	2,719,336	2,477,617	241,719
15 to 19 percent	1,714,501	1,610,963	103,538	250,686	241,396	7,075	2,215	307,559	300,018	7,541	1,156,256	1,069,549	86,707
20 to 24 percent	637,571	593,960	43,611	70,735	61,868	5,719	3,148	80,738	78,188	2,550	486,098	453,904	32,194
25 to 29 percent	276,165	261,311	14,854	16,953	13,601	1,544	1,808	19,074	17,130	1,944	240,138	230,580	9,558
30 to 34 percent	136,238	127,160	9,078	10,581	10,581	...	...	10,501	10,501	...	115,156	106,078	9,078
35 to 39 percent	94,868	93,012	1,856	2,371	2,371	...	...	11,016	11,016	...	81,481	79,625	1,856
40 percent or more	363,362	344,803	18,559	46,701	41,045	1,808	3,848	43,063	38,546	4,517	273,598	265,212	8,386
Median percent	11	11	10	10	11	7	11	10	10	11	12	12	11
No regular payments required	51,744	49,858	1,886	...	...	...	...	...	...	...	51,744	49,858	1,886
Real Estate Tax as Percent of Income													
Acquired before 1959	12,332,911	11,463,574	869,337	2,149,289	1,922,230	163,731	63,328	3,042,166	2,918,520	123,646	7,141,456	6,622,824	518,632
Less than 1.0 percent	1,637,279	1,505,237	132,042	252,450	213,486	32,938	6,026	246,675	243,038	3,637	1,138,154	1,048,713	89,441
1.0 to 1.9 percent	2,680,033	2,447,980	232,053	457,914	393,219	47,646	17,049	675,808	649,922	25,886	1,546,311	1,404,839	141,472
2.0 to 2.9 percent	2,606,485	2,430,108	176,377	529,634	476,255	43,825	9,554	674,365	646,543	27,822	1,402,486	1,307,310	95,176
3.0 to 3.9 percent	1,992,888	1,878,922	113,966	374,917	352,219	13,287	9,411	619,297	583,614	35,683	998,674	943,089	55,585
4.0 to 4.9 percent	1,270,300	1,171,359	98,941	200,877	182,253	9,398	9,226	351,551	339,337	12,214	717,872	649,769	68,103
5.0 to 7.4 percent	1,324,848	1,256,399	68,449	226,795	211,284	9,962	5,549	331,867	314,738	17,129	766,186	730,377	35,809
7.5 to 9.9 percent	376,941	343,388	33,553	48,860	44,651	1,544	2,665	88,579	87,304	1,275	239,502	211,433	28,069
10 percent or more	444,137	430,181	13,956	57,842	48,863	5,131	3,848	54,024	54,024	...	332,271	327,294	4,977
Median percent	2.7	2.7	2.4	2.7	2.7	2.0	2.9	2.9	2.9	3.1	2.6	2.7	2.3
Acquired 1959 and 1960 (part)	2,120,880	1,939,992	180,888	517,916	490,115	3,105	24,696	338,494	306,941	31,553	1,264,470	1,142,936	121,534
Veteran Status													
Korean War service	1,835,534	1,710,795	124,739	317,577	283,743	23,049	10,785	807,975	783,566	24,409	709,982	643,486	66,496
Korean War service only	1,182,900	1,119,876	63,024	152,778	144,018	2,495	6,265	532,873	521,245	11,628	497,249	454,613	42,636
Korean War and other service	652,634	590,919	61,715	164,799	139,725	20,554	4,520	275,102	262,321	12,781	212,733	188,873	23,860
Other service	6,397,069	5,927,711	469,358	1,092,004	941,382	113,225	37,397	2,165,796	2,084,133	81,663	3,139,269	2,902,196	237,073
With World War II service	5,689,642	5,293,164	396,478	903,422	779,084	103,985	20,353	2,093,873	2,017,234	76,639	2,692,347	2,496,846	195,501
No World War II service	707,427	634,547	72,880	188,582	162,298	9,240	17,044	71,923	66,899	5,024	446,922	405,350	41,572
Nonveteran	6,221,188	5,765,060	456,128	1,257,624	1,187,220	30,562	39,842	406,889	357,762	49,127	4,556,675	4,220,078	336,597

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	114,619,503	106,515,380	8,104,123	23,008,387	21,542,720	760,704	704,963	29,872,986	28,504,558	1,368,428	61,738,130	56,468,102	5,270,028
Average first mortgage debt	7.2	7.3	6.7	8.4	8.7	4.3	7.9	8.5	8.5	8.6	6.5	6.4	6.8
First mortgage debt on 1-dwelling-unit properties	105,973,136	98,858,795	7,114,341	22,439,095	21,022,104	723,174	693,817	28,835,062	27,486,169	1,348,893	54,698,979	50,350,522	4,348,457
Average first mortgage debt	7.3	7.4	6.8	8.4	8.7	4.3	7.9	8.5	8.5	8.7	6.5	6.5	6.8
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	337,086	322,466	14,620	...	...	...	...	2,871	2,871	...	334,215	319,595	14,620
$2,000 to $3,999	3,076,659	2,791,385	285,274	127,723	91,275	24,985	11,463	77,783	74,257	3,526	2,871,153	2,625,853	245,300
$4,000 to $5,999	7,219,157	6,305,408	913,749	1,160,161	882,571	229,782	47,808	833,284	736,416	96,868	5,225,712	4,686,421	539,291
$6,000 to $7,999	11,898,397	10,685,721	1,212,676	2,467,199	2,014,525	313,293	139,381	2,866,384	2,694,881	171,503	6,564,814	5,976,315	588,499
$8,000 to $9,999	17,388,522	16,090,628	1,297,894	4,362,390	4,061,872	143,642	156,876	5,266,771	4,974,407	292,364	7,759,361	7,054,349	705,012
$10,000 to $11,999	19,587,405	18,649,426	937,979	4,644,051	4,563,334	11,472	69,245	7,131,057	6,856,662	274,395	7,812,297	7,229,430	582,867
$12,000 to $13,999	19,063,954	18,150,660	913,294	4,612,730	4,433,166	...	179,564	7,305,412	7,036,075	269,337	7,145,812	6,681,419	464,393
$14,000 to $15,999	11,874,119	11,327,294	546,825	2,375,759	2,355,959	...	19,800	3,311,713	3,220,723	90,990	6,186,647	5,750,612	436,035
$16,000 to $19,999	9,011,524	8,419,967	591,557	2,511,769	2,442,089	...	69,680	1,690,879	1,540,969	149,910	4,808,876	4,436,909	371,967
$20,000 to $24,999	3,918,291	3,808,261	110,030	177,313	177,313	...	...	348,908	348,908	...	3,392,070	3,282,040	110,030
$25,000 or more	2,598,022	2,307,579	290,443	...	...	...	...	...	...	...	2,598,022	2,307,579	290,443
First Mortgage Outstanding Debt													
Less than $2,000	1,968,207	1,850,071	118,136	124,561	110,646	13,915	...	101,756	98,230	3,526	1,741,890	1,641,195	100,695
$2,000 to $3,999	7,264,724	6,557,658	707,066	1,033,896	806,014	206,532	21,350	1,041,307	1,007,899	33,408	5,189,521	4,743,745	445,776
$4,000 to $5,999	11,130,817	9,883,458	1,247,359	2,289,026	1,759,912	417,248	111,866	2,268,283	2,104,455	163,828	6,573,508	6,019,091	554,417
$6,000 to $7,999	16,121,619	15,003,835	1,117,784	3,041,763	2,799,337	74,007	168,419	4,877,194	4,683,856	193,338	8,202,662	7,520,642	682,020
$8,000 to $9,999	16,892,611	15,776,232	1,116,379	3,850,150	3,725,578	11,472	113,100	5,304,670	4,995,393	309,277	7,737,791	7,055,261	682,530
$10,000 to $11,999	17,838,454	17,008,679	829,775	3,984,880	3,936,751	...	48,129	7,025,163	6,755,178	269,985	6,828,411	6,316,750	511,661
$12,000 to $13,999	14,770,886	14,009,545	761,341	4,079,937	3,918,546	...	161,391	4,564,617	4,345,433	219,184	6,126,332	5,745,566	380,766
$14,000 to $15,999	8,796,132	8,338,567	457,565	2,227,288	2,172,840	...	54,448	2,293,038	2,249,654	43,384	4,275,806	3,916,073	359,733
$16,000 to $19,999	7,388,462	6,944,793	443,669	1,782,974	1,767,860	...	15,114	1,281,347	1,168,384	112,963	4,324,141	4,008,549	315,592
$20,000 to $24,999	2,403,487	2,302,533	100,954	24,620	24,620	...	...	77,687	77,687	...	2,301,180	2,200,226	100,954
$25,000 or more	1,397,737	1,183,424	214,313	...	...	...	...	...	...	...	1,397,737	1,183,424	214,313
Term of First Mortgage													
Indefinite	702,577	656,854	45,723	...	...	...	...	...	...	...	702,577	656,854	45,723
On demand	557,307	527,999	29,308	...	...	...	...	...	...	...	557,307	527,999	29,308
Less than 8 years	3,393,898	3,259,792	134,106	20,937	20,937	...	...	...	...	...	3,372,961	3,238,855	134,106
8 to 12 years	9,527,650	8,808,328	719,322	48,719	48,719	...	...	101,645	101,645	...	9,377,286	8,657,964	719,322
13 to 17 years	12,803,991	11,820,268	983,723	375,551	375,551	...	...	800,910	788,663	12,247	11,627,530	10,656,054	971,476
18 to 22 years	33,108,882	30,870,164	2,238,718	5,861,085	5,515,818	156,676	188,591	5,240,890	5,005,193	235,697	22,006,907	20,349,153	1,657,754
23 to 27 years	28,012,137	25,829,013	2,183,124	10,051,416	9,114,829	526,862	409,725	11,681,104	11,225,335	455,769	6,279,617	5,488,849	790,768
28 to 32 years	17,575,006	16,809,803	765,203	5,880,364	5,760,341	39,636	80,387	11,010,513	10,365,333	645,180	684,129	684,129	...
33 years or more	291,688	276,574	15,114	201,023	185,909	...	15,114	...	...	...	90,665	90,665	...
Interest Rate of First Mortgage													
Less than 4.0 percent	589,306	571,012	18,294	9,697	9,697	...	...	69,170	69,170	...	510,439	492,145	18,294
4.0 percent	8,655,082	7,967,322	687,760	458,637	263,683	164,935	30,019	6,166,775	5,736,201	430,574	2,029,670	1,967,438	62,232
4.1 to 4.4 percent	2,327,128	2,043,595	283,533	2,060,403	1,776,870	151,374	132,159	...	...	...	266,725	266,725	...
4.5 percent	29,596,452	27,735,480	1,860,972	7,883,682	7,046,447	406,865	430,370	18,685,321	17,770,121	915,200	3,027,449	2,918,912	108,537
4.6 to 4.9 percent	4,146,339	4,118,942	27,397	84,347	84,347	...	...	2,680,661	2,680,661	...	1,381,331	1,353,934	27,397
5.0 percent	14,309,168	13,649,523	659,645	1,408,884	1,337,390	...	71,494	101,179	101,179	...	12,799,105	12,210,954	588,151
5.1 to 5.4 percent	11,188,807	11,136,226	52,581	9,070,227	9,040,452	...	29,775	1,131,956	1,128,837	3,119	986,624	966,937	19,687
5.5 percent	9,741,438	9,077,106	664,332	31,932	31,932	...	...	...	...	...	9,709,506	9,045,174	664,332
5.6 to 5.9 percent	3,620,040	3,306,423	313,617	1,431,286	1,431,286	...	...	...	...	...	2,188,754	1,875,137	313,617
6.0 percent	17,563,678	15,841,792	1,721,886	...	...	...	...	...	...	...	17,563,678	15,841,792	1,721,886
6.1 to 6.9 percent	2,732,672	2,093,546	639,126	...	...	...	...	...	...	...	2,732,672	2,093,546	639,126
7.0 percent	704,642	613,246	91,396	...	...	...	...	...	...	...	704,642	613,246	91,396
7.1 to 7.9 percent	418,998	365,185	53,813	...	...	...	...	...	...	...	418,998	365,185	53,813
8.0 percent or more	379,386	339,397	39,989	...	...	...	...	...	...	...	379,386	339,397	39,989
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	26,319,839	24,612,105	1,707,734	6,390,166	6,143,700	18,347	228,119	3,982,970	3,640,982	341,988	15,946,703	14,827,423	1,119,280
1958	18,162,702	16,608,600	1,554,102	4,738,548	4,627,557	21,014	89,977	3,360,874	3,149,412	211,462	10,063,280	8,831,631	1,231,649
1957	14,214,715	12,988,304	1,226,411	2,265,222	2,104,948	46,193	114,081	3,438,442	3,211,863	226,579	8,511,051	7,671,493	839,558
1955 and 1956	25,024,659	23,720,339	1,304,320	4,392,984	4,188,647	89,890	114,447	9,742,501	9,389,067	353,434	10,889,174	10,142,625	746,549
1950 to 1954	19,866,691	18,826,179	1,040,512	3,837,996	3,360,822	329,981	147,193	7,561,171	7,357,146	204,025	8,467,524	8,108,211	359,313
1945 to 1949	2,122,902	1,841,640	281,262	684,997	467,248	217,749	...	749,104	737,699	11,405	688,801	636,693	52,108
1940 to 1944	185,164	185,164	...	123,994	123,994	...	...	...	...	...	61,170	61,170	...
1939 or earlier	76,464	76,464	...	5,188	5,188	...	...	...	...	...	71,276	71,276	...
Method of Payment of First Mortgage													
Regular payments required	105,686,280	98,590,233	7,096,047	22,439,095	21,022,104	723,174	693,817	28,835,062	27,486,169	1,348,893	54,412,123	50,081,960	4,330,163
Interest and principal	104,437,640	97,367,049	7,070,591	22,439,095	21,022,104	723,174	693,817	28,835,062	27,486,169	1,348,893	53,163,483	48,858,776	4,304,707
Interest only	1,046,245	1,020,789	25,456	...	...	...	...	...	...	...	1,046,245	1,020,789	25,456
Principal only	202,395	202,395	...	...	...	...	...	...	...	...	202,395	202,395	...
No regular payments required	286,856	268,562	18,294	...	...	...	...	...	...	...	286,856	268,562	18,294

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	105,686,280	98,590,233	7,096,047	22,439,095	21,022,104	723,174	693,817	28,835,062	27,486,169	1,348,893	54,412,123	50,081,960	4,330,163
Less than $30	1,916,915	1,743,485	173,430	380,920	284,674	96,246	...	165,452	161,926	3,526	1,370,543	1,296,885	73,658
$30 to $39	4,621,667	3,946,915	674,752	1,542,711	1,173,342	313,710	55,659	1,095,589	1,011,765	83,824	1,983,367	1,761,808	221,559
$40 to $49	10,772,464	9,783,312	989,152	2,484,121	2,041,303	236,020	206,798	4,210,274	3,982,568	227,706	4,078,069	3,759,441	318,628
$50 to $59	16,434,382	15,378,491	1,055,891	4,175,914	3,987,446	77,198	111,270	5,887,596	5,595,024	292,572	6,370,872	5,796,021	574,851
$60 to $69	19,122,061	18,126,891	995,170	4,023,755	3,985,867	...	37,888	7,989,601	7,713,165	276,436	7,108,705	6,427,859	680,846
$70 to $79	15,779,496	14,854,130	925,366	3,719,541	3,548,963	...	170,578	5,383,768	5,130,438	253,330	6,676,187	6,174,729	501,458
$80 to $89	10,523,921	9,988,566	535,355	2,772,771	2,715,713	...	57,058	2,447,450	2,351,194	96,256	5,303,700	4,921,659	382,041
$90 to $99	7,903,212	7,442,241	460,971	1,628,968	1,594,320	...	34,648	766,546	749,146	17,400	5,507,698	5,098,775	408,923
$100 to $119	9,130,890	8,592,589	538,301	1,427,520	1,407,602	...	19,918	834,317	736,474	97,843	6,869,053	6,448,513	420,540
$120 to $149	4,683,654	4,360,568	323,086	282,874	282,874	...	...	54,469	54,469	...	4,346,311	4,023,225	323,086
$150 to $199	2,755,604	2,434,177	321,427	...	...	...	...	...	...	...	2,755,604	2,434,177	321,427
$200 or more	2,042,014	1,938,868	103,146	...	...	...	...	...	...	...	2,042,014	1,938,868	103,146
No regular payments required	286,856	268,562	18,294	...	...	...	...	...	...	...	286,856	268,562	18,294
Current Status of First Mortgage Payments													
Current or ahead of schedule	100,483,295	93,943,501	6,539,794	21,710,460	20,399,597	693,257	617,606	27,550,170	26,292,025	1,258,145	51,222,665	47,251,879	3,970,786
Delinquent	5,202,985	4,646,732	556,253	728,635	622,507	29,917	76,211	1,284,892	1,194,144	90,748	3,189,458	2,830,081	359,377
No regular payments required	286,856	268,562	18,294	...	...	...	...	...	...	...	286,856	268,562	18,294
Holder of First Mortgage													
Commercial bank or trust company, own account	15,228,440	14,530,674	697,766	5,050,210	4,827,007	121,231	101,972	3,341,620	3,147,796	193,824	6,836,610	6,555,871	280,739
Commercial bank or trust company, trust account	507,216	485,862	21,354	175,886	156,720	...	19,166	48,284	48,284	...	283,046	280,858	2,188
Mutual savings bank	14,592,772	13,888,980	703,792	4,118,808	3,893,738	88,253	136,817	7,025,133	6,721,166	303,967	3,448,831	3,274,076	174,755
Savings and loan association	35,522,743	32,190,723	3,332,020	3,197,124	3,067,287	78,586	51,251	6,987,654	6,661,071	326,583	25,337,965	22,462,365	2,875,600
Life insurance company	22,214,746	20,696,898	1,517,848	7,350,984	6,692,370	388,470	270,144	7,488,275	7,110,761	377,514	7,375,487	6,893,767	481,720
Mortgage company	1,127,446	1,046,798	80,648	496,138	365,339	6,151	34,648	347,459	333,106	14,353	373,849	348,353	25,496
Real estate or construction company	945,683	928,780	16,903	58,428	58,428	...	...	14,192	14,192	...	873,063	856,160	16,903
Federal or State agency	6,358,209	6,128,344	229,865	1,672,992	1,603,315	9,558	60,119	3,320,734	3,200,312	120,422	1,364,483	1,324,717	39,766
Retirement system, welfare fund, etc.	459,294	442,298	16,996	254,077	245,442	8,635	...	119,799	119,799	...	85,418	77,057	8,361
Other nonprofit organization	226,289	208,379	17,910	39,230	32,721	6,509	...	19,313	19,313	...	167,746	156,345	11,401
Individual or individual's estate	8,201,056	7,785,026	416,030	...	...	...	...	36,518	36,518	...	8,164,538	7,748,508	416,030
Other	589,242	526,033	63,209	115,218	79,737	15,781	19,700	86,081	73,851	12,230	387,943	372,445	15,498
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	3,131,407	3,009,437	121,970	317,195	317,195	...	...	183,630	183,630	...	2,630,582	2,508,612	121,970
20 to 29 percent	5,971,642	5,593,569	378,073	506,799	408,521	88,391	9,887	814,578	777,644	36,934	4,650,265	4,407,404	242,861
30 to 39 percent	10,229,705	9,340,254	889,451	1,322,836	971,928	276,273	74,635	1,351,176	1,312,207	38,969	7,555,693	7,056,119	499,574
40 to 49 percent	12,739,656	11,576,082	1,163,574	2,008,264	1,724,070	249,273	34,921	1,737,692	1,622,841	114,851	8,993,700	8,229,171	764,529
50 to 59 percent	17,022,636	15,548,344	1,474,292	2,682,817	2,392,518	79,877	210,422	3,587,806	3,440,200	147,606	10,752,013	9,715,626	1,036,387
60 to 69 percent	18,023,003	16,507,979	1,515,024	3,612,623	3,446,807	6,091	159,725	5,209,199	4,770,987	438,212	9,201,181	8,290,185	910,996
70 to 79 percent	17,720,097	16,707,207	1,012,890	3,833,896	3,779,496	18,416	35,984	7,622,335	7,175,650	446,685	6,263,866	5,752,061	511,805
80 to 89 percent	12,658,738	12,236,550	422,188	4,785,722	4,644,990	...	140,732	4,829,651	4,743,923	85,728	3,043,365	2,847,637	195,728
90 to 99 percent	7,418,042	7,318,411	99,631	3,154,701	3,122,337	4,853	27,511	3,036,220	3,010,847	25,373	1,227,121	1,185,227	41,894
100 percent or more	1,058,210	1,020,962	37,248	214,242	214,242	...	...	462,775	448,240	14,535	381,193	358,480	22,713

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on-- Total properties	Properties with-- FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	117,163,366	23,352,298	30,167,766	63,643,302
Average total mortgage debt	7.4	8.5	8.5	6.7
Total mortgage debt on 1-dwelling-unit properties	108,091,570	22,771,896	29,120,647	56,199,027
Average total mortgage debt	7.5	8.5	8.6	6.7
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	1,895,760	110,646	98,230	1,686,884
$2,000 to $3,999	6,875,456	899,862	1,018,670	4,956,924
$4,000 to $5,999	10,933,586	2,233,160	2,190,851	6,509,575
$6,000 to $7,999	16,475,760	3,216,517	4,838,912	8,420,331
$8,000 to $9,999	17,075,531	4,037,257	5,221,272	7,817,002
$10,000 to $11,999	18,341,319	4,042,270	7,172,894	7,126,155
$12,000 to $13,999	15,082,004	4,009,353	4,595,618	6,477,033
$14,000 to $15,999	9,258,879	2,341,907	2,516,717	4,400,255
$16,000 to $19,999	7,692,687	1,856,304	1,284,818	4,551,565
$20,000 to $24,999	2,742,562	24,620	182,665	2,535,277
$25,000 or more	1,718,026	...	...	1,718,026
Total Outstanding Debt as Percent of Value				
Less than 20 percent	3,072,198	317,195	183,630	2,571,373
20 to 29 percent	5,712,969	454,231	777,644	4,481,094
30 to 39 percent	9,875,931	1,098,777	1,359,039	7,418,115
40 to 49 percent	12,376,531	2,078,432	1,670,955	8,627,144
50 to 59 percent	16,525,737	2,764,802	3,513,556	10,247,379
60 to 69 percent	18,212,492	3,732,628	4,937,614	9,542,250
70 to 79 percent	18,726,138	3,986,147	7,618,505	7,121,486
80 to 89 percent	13,916,861	4,776,857	5,193,672	3,946,332
90 to 99 percent	8,337,816	3,302,433	3,341,348	1,694,035
100 percent or more	1,334,897	260,394	524,684	549,819
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	1,098,893	59,837	29,779	1,009,277
$5,000 to $7,400	3,991,652	600,856	658,892	2,731,904
$7,500 to $9,900	8,113,336	1,779,254	2,553,784	3,780,298
$10,000 to $12,400	15,066,873	3,937,742	4,948,373	6,180,758
$12,500 to $14,900	16,059,092	4,949,826	6,217,749	4,891,517
$15,000 to $17,400	20,141,224	5,081,724	7,717,396	7,342,104
$17,500 to $19,000	12,338,776	2,459,699	3,670,933	6,208,144
$20,000 to $24,900	13,188,158	2,602,461	2,411,726	8,173,971
$25,000 to $34,900	11,126,016	1,079,769	825,814	9,220,433
$35,000 or more	6,967,550	220,728	86,201	6,660,621
Year Built				
1958 and 1959	16,891,419	4,705,416	2,699,448	9,486,555
1955 to 1957	28,208,495	5,007,157	10,041,649	13,159,689
1950 to 1954	27,911,133	7,080,265	9,812,456	11,018,412
1940 to 1949	14,852,105	3,605,690	3,581,417	7,664,998
1930 to 1939	5,633,913	785,654	847,360	4,000,899
1929 or earlier	14,594,505	1,587,714	2,138,317	10,868,474
Condition				
Not dilapidated	107,462,079	22,678,072	28,995,824	55,788,183
Dilapidated	629,491	93,824	124,823	410,844

Subject	Total first and junior mortgage debt on-- Total properties	Properties with-- FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	85,636,729	16,447,979	25,128,430	44,060,320
Less than 5 percent	315,170	49,841	28,949	236,380
5 to 9 percent	3,165,267	556,670	749,262	1,859,335
10 to 14 percent	15,773,979	3,429,621	5,322,255	7,022,103
15 to 19 percent	23,431,874	5,028,995	7,548,939	10,853,940
20 to 24 percent	19,942,218	3,976,305	6,339,332	9,626,581
25 to 29 percent	10,384,050	1,587,756	2,706,853	6,089,441
30 to 34 percent	4,467,338	785,298	1,198,294	2,483,746
35 to 39 percent	2,371,676	396,819	464,691	1,510,166
40 percent or more	5,785,157	636,674	769,855	4,378,628
Acquired 1959 and 1960 (part)	22,454,841	6,323,917	3,992,217	12,138,707
Income[1]				
Less than $2,000	2,495,904	417,742	382,795	1,695,367
$2,000 to $2,999	2,421,379	455,228	411,625	1,554,526
$3,000 to $3,999	4,100,526	615,835	1,031,072	2,453,619
$4,000 to $4,999	8,986,022	1,989,150	2,648,286	4,348,586
$5,000 to $5,999	14,977,555	3,143,242	4,880,453	6,953,860
$6,000 to $6,999	15,263,328	3,478,133	4,932,203	6,852,992
$7,000 to $7,999	14,546,053	3,489,266	4,694,003	6,362,784
$8,000 to $8,999	10,527,489	2,529,689	2,911,537	5,086,263
$9,000 to $9,999	8,376,338	2,128,024	2,494,566	3,753,748
$10,000 to $11,999	10,955,331	2,362,819	2,775,493	5,817,019
$12,000 to $14,999	6,915,336	1,497,411	1,243,236	4,174,689
$15,000 or more	8,526,309	665,357	715,378	7,145,574
Age of Head				
Under 25 years	2,128,149	826,013	321,581	980,555
25 to 34 years	33,420,123	7,394,762	11,368,801	14,656,560
35 to 44 years	40,340,324	8,238,672	13,060,655	19,040,997
45 to 64 years	29,020,059	5,850,606	4,019,935	19,149,518
65 years and over	3,182,915	461,843	349,675	2,371,397
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	98,571,099	21,045,504	27,373,640	50,151,955
Under 45 years	71,263,860	15,548,435	23,629,455	32,085,970
With own children under 18	62,992,166	13,555,418	21,568,948	27,867,800
No own children under 18	8,271,694	1,993,017	2,060,507	4,218,170
45 to 64 years	25,192,104	5,152,363	3,585,452	16,454,289
With own children under 18	13,865,098	2,974,455	2,106,455	8,784,188
No own children under 18	11,327,006	2,177,908	1,478,997	7,670,101
65 years and over	2,115,135	344,706	158,733	1,611,696
Other households with 2 or more persons	6,681,379	1,227,921	1,315,625	4,137,833
Under 65 years	6,035,288	1,140,492	1,182,211	3,712,585
65 years and over	646,091	87,429	133,414	425,248
Households with 1 person	2,839,092	498,471	431,382	1,909,239
Under 65 years	2,417,403	468,763	373,854	1,574,786
65 years and over	421,689	29,708	57,528	334,453
Color of Head				
White	104,730,522	22,198,242	28,290,584	54,241,696
Nonwhite	3,361,048	573,654	830,063	1,957,331
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	107,799,810	22,771,896	29,120,647	55,907,267
Less than 5 percent	3,465,169	626,629	528,325	2,310,215
5 to 9 percent	32,854,589	7,659,780	10,905,319	14,289,490
10 to 14 percent	42,319,586	185,391	12,223,800	19,910,395
15 to 19 percent	16,297,735	2,923,545	3,542,539	9,831,651
20 to 24 percent	5,640,127	635,427	1,060,540	3,944,160
25 to 29 percent	2,525,977	236,506	268,162	2,021,309
30 to 34 percent	1,219,594	87,017	129,606	1,002,971
35 to 39 percent	733,730	45,987	89,859	597,884
40 percent or more	2,743,303	371,614	372,497	1,999,192
No regular payments required	291,760	...	...	291,760

[1] Income of owner and relatives living with him.

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	15,816,132	2,601,238	1,930,849	5,484,407	2,557,555	326,506	754,600	98,868	1,915,671	146,438
Total 1-dwelling-unit properties.....	14,453,791	2,427,562	1,698,739	4,917,707	2,507,666	302,442	735,649	87,217	1,644,044	132,765
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000.....	420,337	133,997	12,291	119,934	3,813	16,755	1,704	...	109,261	22,582
$2,000 to $3,999.....	1,531,201	328,602	86,578	545,269	51,687	76,398	27,059	5,349	378,788	31,471
$4,000 to $5,999.....	2,135,735	424,571	116,439	839,452	213,485	38,106	69,007	12,981	400,021	21,673
$6,000 to $7,999.....	2,327,216	405,126	249,450	805,216	384,441	36,392	137,713	12,580	271,011	25,287
$8,000 to $9,999.....	2,470,218	370,105	377,835	849,664	462,487	35,951	179,094	9,255	174,061	11,766
$10,000 to $11,999.....	2,123,163	301,921	353,833	619,497	514,681	31,046	113,199	27,938	150,866	10,182
$12,000 to $13,999.....	1,663,772	213,324	232,968	537,690	434,333	39,354	135,125	3,563	64,319	3,096
$14,000 to $15,999.....	891,173	86,168	152,152	315,893	187,196	10,174	67,395	11,596	58,889	1,710
$16,000 to $19,999.....	575,920	76,795	105,258	175,848	173,223	17,509	5,353	2,716	14,220	4,998
$20,000 to $24,999.....	211,222	54,820	11,935	68,466	61,951	757	...	...	13,293	...
$25,000 or more.....	103,834	32,133	...	40,778	20,369	...	...	1,239	9,315	...
Median.....dollars..	8,700	7,600	10,000	8,400	10,500	7,100	9,500	10,200	5,700	5,100
First Mortgage Outstanding Debt										
Less than $2,000.....	1,701,785	404,814	92,360	607,483	99,599	35,127	18,548	5,242	396,856	41,756
$2,000 to $3,999.....	2,399,010	522,439	149,820	890,415	250,982	83,731	55,815	9,726	405,002	31,080
$4,000 to $5,999.....	2,238,241	412,165	212,612	729,581	361,918	36,151	124,104	18,146	323,864	19,700
$6,000 to $7,999.....	2,305,269	325,351	350,506	791,103	400,331	32,723	146,685	17,321	220,381	20,868
$8,000 to $9,999.....	1,880,025	283,064	268,709	607,609	426,608	24,829	125,863	16,934	118,766	7,643
$10,000 to $11,999.....	1,627,485	188,928	272,827	543,190	420,607	29,065	81,269	6,237	80,989	4,373
$12,000 to $13,999.....	1,140,214	116,886	171,317	361,746	280,126	37,448	132,953	5,587	32,237	1,914
$14,000 to $15,999.....	589,391	60,939	110,618	185,438	123,563	11,346	45,964	6,785	41,193	3,545
$16,000 to $19,999.....	418,003	61,290	65,013	139,083	119,742	11,265	4,448	...	15,276	1,886
$20,000 to $24,999.....	107,944	34,520	4,957	43,209	16,970	757	...	1,239	6,292	...
$25,000 or more.....	46,424	17,166	...	18,850	7,220	...	...	...	3,188	...
Median.....dollars..	6,800	5,400	8,300	6,600	8,700	5,800	8,400	7,200	4,100	3,600
Term of First Mortgage										
Indefinite.....	153,702	20,124	3,370	8,799	...	9,489	...	...	111,920	...
On demand.....	134,034	46,709	22,372	3,354	...	7,556	...	...	52,129	1,914
Less than 8 years.....	1,116,607	462,104	31,822	152,085	13,034	97,749	3,789	9,205	301,862	44,957
8 to 12 years.....	2,297,966	513,413	61,553	1,027,352	52,595	34,605	5,517	8,570	573,253	21,108
13 to 17 years.....	2,164,618	283,897	125,840	1,165,081	183,191	33,381	14,627	14,989	327,923	15,689
18 to 22 years.....	4,077,047	587,541	494,134	1,560,149	918,727	38,694	245,770	13,377	190,715	27,940
23 to 27 years.....	2,955,433	412,507	462,065	689,585	1,037,323	35,126	212,285	21,316	65,700	19,526
28 to 32 years.....	1,515,940	99,468	495,677	307,596	302,796	44,552	232,979	18,385	12,856	1,631
33 years or more.....	38,444	1,799	1,906	3,706	...	1,290	20,682	1,375	7,686	...
Median.....years..	20	17	24	18	23	15	25	22	12	13
Interest Rate of First Mortgage										
Less than 4.0 percent.....	111,926	...	...	5,629	...	1,853	13,068	...	89,469	1,907
4.0 percent.....	1,577,674	283,817	296,132	224,128	403,711	5,647	269,022	5,058	73,036	17,123
4.1 to 4.4 percent.....	431,110	80,018	61,975	85,463	173,589	5,566	16,344	4,433	...	3,722
4.5 percent.....	3,490,729	666,005	669,911	775,930	1,098,508	22,630	179,814	37,926	23,100	16,905
4.6 to 4.9 percent.....	357,227	19,424	84,947	76,047	96,864	5,332	62,807	3,929	7,877	...
5.0 percent.....	2,187,593	333,793	226,397	894,847	278,845	18,526	65,529	13,081	334,632	21,943
5.1 to 5.4 percent.....	941,306	172,091	192,306	195,983	226,311	28,066	114,966	8,606	1,779	1,198
5.5 percent.....	1,121,936	153,550	105,435	676,468	91,421	5,020	2,462	3,830	76,615	7,135
5.6 to 5.9 percent.....	284,558	28,465	20,426	130,771	68,755	17,055	10,561	...	4,832	3,693
6.0 percent.....	3,243,233	571,942	31,043	1,518,623	57,178	147,393	1,076	10,354	874,724	30,900
6.1 to 6.9 percent.....	351,829	33,946	3,591	232,369	7,472	17,978	...	...	53,285	3,188
7.0 percent.....	162,574	54,678	2,977	33,580	3,154	13,689	...	...	49,653	4,843
7.1 to 7.9 percent.....	62,629	...	3,599	51,049	...	4,444	...	...	3,537	...
8.0 percent or more.....	129,467	29,833	...	16,820	1,858	9,243	...	...	51,505	20,208
Median.....percent..	5.1	5.0	4.6	5.5	4.6	6.0	4.5	4.6	6.0	5.6
Origin of First Mortgage										
Made when property acquired.....	9,820,454	1,489,939	1,333,925	3,124,664	1,731,843	245,084	510,822	61,919	1,241,012	81,246
Assumed when property acquired.....	1,755,303	239,123	194,084	505,293	521,748	22,708	154,220	6,771	98,761	12,595
Made after property acquired.....	2,878,034	698,500	170,730	1,287,750	254,075	34,650	70,607	18,527	204,271	38,924
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	2,784,956	506,142	243,381	1,032,961	292,478	106,203	190,540	7,536	363,460	42,255
1958.....	2,079,964	355,375	245,173	720,145	300,759	74,201	121,637	13,271	232,106	17,297
1957.....	1,752,379	291,513	176,549	629,418	273,554	34,086	99,205	11,624	226,529	9,901
1955 and 1956.....	3,375,112	517,812	383,476	1,253,685	634,059	50,236	127,508	30,761	351,820	25,755
1950 to 1954.....	3,591,836	536,422	547,214	1,075,190	818,156	29,731	180,712	18,754	356,966	28,691
1945 to 1949.....	700,588	165,001	67,222	190,608	161,096	7,985	14,248	3,588	85,297	5,543
1940 to 1944.....	125,156	48,449	14,390	15,700	27,564	...	1,799	1,683	14,027	1,544
1939 or earlier.....	43,800	6,848	21,334	...	...	...	...	...	13,839	1,779
Method of Payment of First Mortgage										
Regular payments required.....	14,402,047	2,407,280	1,698,739	4,917,707	2,507,666	302,442	735,649	87,217	1,614,125	131,222
Interest and principal.....	14,139,713	2,370,964	1,686,487	4,901,671	2,503,973	298,645	735,649	81,476	1,433,447	127,401
Interest only.....	204,806	32,502	12,252	16,036	...	1,944	...	5,741	134,417	1,914
Principal only.....	57,528	3,814	...	...	3,693	1,853	...	...	46,261	1,907
No regular payments required.....	51,744	20,282	...	...	...	...	...	...	29,919	1,543

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage: Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	14,402,047	2,407,280	1,698,739	4,917,707	2,507,666	302,442	735,649	87,217	1,614,125	131,222
Less than $30	1,027,862	218,830	96,678	336,318	77,832	18,585	30,956	9,223	221,308	18,132
$30 to $39	1,446,837	214,665	159,488	519,112	218,280	16,385	105,456	1,056	195,305	17,090
$40 to $49	2,292,347	359,132	313,573	808,862	348,675	45,066	195,370	13,249	178,081	30,339
$50 to $59	2,693,494	480,685	349,744	789,902	474,193	76,719	123,870	25,800	345,330	27,251
$60 to $69	2,323,454	328,112	335,933	738,680	536,899	38,043	102,599	15,600	211,431	16,157
$70 to $79	1,631,224	272,026	167,288	592,864	284,624	35,543	108,534	4,925	161,181	4,239
$80 to $89	968,221	137,192	117,490	350,753	175,228	29,582	56,798	6,697	85,233	9,248
$90 to $99	667,336	90,373	71,238	283,518	146,762	19,636	4,044	3,925	46,563	1,277
$100 to $119	751,061	149,064	57,429	272,416	139,867	16,924	4,331	5,503	99,924	5,603
$120 to $149	310,543	64,047	26,512	118,702	65,013	3,900	1,892	...	28,591	1,886
$150 to $199	193,440	46,338	3,366	77,671	34,535	2,059	...	1,239	28,232	...
$200 or more	96,228	46,816	...	28,909	5,758	...	1,799	...	12,946	...
Median.....dollars	59	59	58	60	63	59	53	58	56	50
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Current Status of First Mortgage Payments										
Current or ahead of schedule	13,500,707	2,319,536	1,639,003	4,512,776	2,438,285	223,105	692,102	82,978	1,466,787	126,135
Delinquent	901,340	87,744	59,736	404,931	69,381	79,337	43,547	4,239	147,338	5,087
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Servicing of First Mortgage										
By holder	10,969,934	2,218,969	1,145,653	4,739,022	955,633	251,958	313,787	34,562	1,222,764	87,586
By agent	3,483,857	208,593	553,086	178,685	1,552,033	50,484	421,862	52,655	421,280	45,179
Location of First Mortgage Holder										
Property inside SMSA	10,392,547	1,527,651	1,484,794	3,550,011	2,027,630	187,535	441,699	79,715	1,015,720	77,792
Holder in--										
Same division	8,444,740	1,443,145	1,052,258	3,463,518	864,583	172,975	371,972	64,620	962,381	49,288
Different division	1,937,022	84,506	432,536	86,493	1,152,262	14,560	69,727	15,095	53,339	28,504
Holder outside United States	10,785	...	...	...	10,785	...	...	...	...	...
Property outside SMSA	4,061,244	899,911	213,945	1,367,696	480,036	114,907	293,950	7,502	628,324	54,973
Holder in--										
Same division	3,613,327	879,860	172,020	1,342,054	242,281	70,482	246,886	6,771	601,799	51,174
Different division	447,917	20,051	41,925	25,642	237,755	44,425	47,064	731	26,525	3,799
Holder outside United States	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	11,575,757	1,729,062	1,528,009	3,629,957	2,253,591	267,792	665,042	68,690	1,339,773	93,841
Less than 40 percent	483,117	118,477	68,957	152,594	57,392	4,982	930	1,779	67,400	10,606
40 to 49 percent	527,417	139,243	32,541	197,008	105,962	2,416	6,602	2,023	37,041	4,581
50 to 59 percent	1,065,175	207,864	95,544	423,452	185,179	12,317	28,362	6,658	95,159	10,640
60 to 69 percent	1,965,286	294,649	174,917	895,136	349,211	57,706	35,964	26,642	119,578	11,483
70 to 79 percent	1,967,123	283,170	244,474	826,122	345,721	25,369	61,270	5,181	166,320	9,496
80 to 84 percent	1,171,284	239,297	180,567	252,403	210,578	10,298	66,266	5,648	202,491	3,736
85 to 89 percent	1,159,944	183,009	183,439	213,064	307,396	22,115	84,673	3,492	157,656	5,100
90 to 94 percent	1,155,213	126,403	204,883	229,168	268,909	20,234	91,592	6,577	184,233	23,214
95 to 99 percent	1,009,404	48,491	218,895	206,974	241,599	44,070	153,570	7,634	84,552	3,619
100 percent or more	1,071,794	88,459	123,792	234,036	181,644	68,285	135,813	3,056	225,343	11,366
Median.....percent	79	74	84	72	82	90	93	69	85	80
Other properties	2,878,034	698,500	170,730	1,287,750	254,075	34,650	70,607	18,527	304,271	38,924
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	11,575,757	1,729,062	1,528,009	3,629,957	2,253,591	267,792	665,042	68,690	1,339,773	93,841
Less than 40 percent	463,738	116,602	68,957	144,315	52,893	4,982	930	1,779	62,674	10,606
40 to 49 percent	442,951	128,328	30,637	155,225	88,032	2,416	5,312	2,023	28,289	2,689
50 to 59 percent	923,959	194,102	89,845	351,194	158,757	10,464	26,504	6,658	80,995	5,440
60 to 69 percent	1,772,810	273,150	161,797	787,721	323,582	55,089	29,267	23,562	107,159	11,483
70 to 79 percent	1,857,879	276,887	227,294	785,743	316,443	17,521	49,049	6,980	166,049	11,913
80 to 84 percent	1,212,216	235,342	172,184	282,869	225,627	12,738	66,537	5,648	208,215	3,056
85 to 89 percent	1,244,085	196,616	186,821	268,603	315,942	22,115	87,628	4,773	154,944	6,643
90 to 94 percent	1,270,996	143,573	208,261	296,464	280,683	22,757	95,343	6,577	192,850	24,488
95 to 99 percent	1,125,851	59,261	239,270	262,230	256,720	46,006	160,223	7,634	89,640	4,867
100 percent or more	1,261,272	105,201	142,943	295,593	234,912	73,704	144,249	3,056	248,958	12,656
Median.....percent	81	76	85	75	84	92	94	70	86	86
Other properties	2,878,034	698,500	170,730	1,287,750	254,075	34,650	70,607	18,527	304,271	38,924
Total Outstanding Debt as Percent of Value										
Less than 20 percent	1,667,896	427,214	153,509	581,031	142,362	20,100	19,981	7,021	278,798	37,880
20 to 29 percent	1,351,222	371,515	86,925	441,743	217,340	8,910	20,543	15,460	177,689	11,097
30 to 39 percent	1,718,813	354,924	177,242	681,607	280,658	18,614	58,224	8,147	135,751	3,646
40 to 49 percent	1,805,902	308,169	202,520	618,795	331,667	64,331	61,443	15,594	173,470	29,913
50 to 59 percent	1,995,641	303,168	227,857	797,559	373,554	23,851	84,747	14,312	152,205	18,388
60 to 69 percent	1,906,204	297,750	236,952	658,679	354,952	26,254	102,618	8,194	211,228	9,577
70 to 79 percent	1,800,626	186,788	290,378	585,434	366,611	42,218	102,210	10,082	208,297	8,608
80 to 89 percent	1,288,003	120,457	193,075	336,015	278,394	32,200	133,032	6,385	183,556	4,889
90 to 99 percent	752,057	51,448	114,102	183,472	138,072	50,874	124,731	2,022	83,616	3,720
100 percent or more	167,427	6,129	16,179	33,372	24,056	15,090	28,120	...	39,434	5,047
Median.....percent	53	42	60	52	58	66	72	48	54	45

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	610,444	122,418	8,679	145,483	16,420	32,187	10,997	...	253,673	20,587
$5,000 to $7,400	1,295,858	197,158	37,293	460,383	95,936	86,965	58,577	1,892	332,507	25,147
$7,500 to $9,900	1,719,212	286,645	159,711	611,247	206,657	32,635	120,786	4,693	286,810	10,028
$10,000 to $12,400	2,525,496	429,437	294,483	824,743	404,729	53,281	162,386	15,796	309,569	31,072
$12,500 to $14,900	2,014,488	298,643	313,902	617,942	443,909	39,805	159,920	16,613	112,103	11,651
$15,000 to $17,400	2,321,059	325,872	378,284	818,576	504,651	20,838	126,024	7,328	126,525	12,961
$17,500 to $19,900	1,261,859	228,530	177,568	488,335	218,167	9,647	32,812	21,974	69,086	15,740
$20,000 to $24,900	1,315,635	253,783	197,985	462,840	267,372	10,289	35,259	6,031	76,497	5,579
$25,000 to $34,900	922,426	161,448	89,942	373,309	205,177	16,795	18,547	6,883	50,325	...
$35,000 or more	467,314	123,628	40,892	114,849	144,648	...	10,341	6,007	26,949	...
Median.....dollars..	13,800	14,000	15,200	14,200	15,400	10,000	12,700	16,600	9,600	10,900
Year Built										
1958 and 1959	1,396,430	134,422	167,631	548,939	213,692	68,930	155,537	4,082	87,112	16,085
1955 to 1957	2,739,728	372,603	335,112	951,434	685,518	94,906	133,687	24,218	122,340	19,910
1950 to 1954	3,607,063	485,723	624,182	1,086,196	839,543	56,846	235,586	31,708	226,387	20,892
1940 to 1949	2,634,764	590,761	236,383	754,396	534,875	36,867	112,075	3,657	330,870	34,880
1930 to 1939	971,950	173,864	88,648	337,620	103,901	11,093	29,080	7,437	211,062	9,245
1929 or earlier	3,103,856	670,189	246,783	1,239,122	130,137	33,800	69,684	16,115	666,273	31,753
New or Previously Occupied										
New	6,208,279	936,029	887,960	2,076,546	1,404,558	169,075	343,085	41,218	292,216	57,592
Previously occupied	8,245,512	1,491,533	810,779	2,841,161	1,103,108	133,367	392,564	45,999	1,351,828	75,173
Number of Mortgages on Property										
1 mortgage	13,403,566	2,315,098	1,608,487	4,450,382	2,291,561	283,336	701,436	80,471	1,550,934	121,861
2 mortgages	1,003,096	111,243	89,078	453,196	196,111	14,734	32,970	4,938	89,922	10,904
3 mortgages or more	47,129	1,221	1,174	14,129	19,994	4,372	1,243	1,808	3,188	...
Condition										
Not dilapidated	14,279,865	2,399,130	1,688,243	4,872,335	2,487,398	298,727	730,125	87,217	1,589,440	127,250
Dilapidated	173,926	28,432	10,496	45,372	20,268	3,715	5,524	...	54,604	5,515
Property Location										
Inside SMSA's	10,392,547	1,527,651	1,484,794	3,550,011	2,027,630	187,535	441,699	79,715	1,015,720	77,792
Inside central city	4,034,352	538,724	448,506	1,436,275	816,084	96,718	170,032	21,556	470,863	35,594
Outside central city	6,358,195	988,927	1,036,288	2,113,736	1,211,546	90,817	271,667	58,159	544,857	42,198
Outside SMSA's	4,061,244	899,911	213,945	1,367,696	480,036	114,907	293,950	7,502	628,324	54,973
Real Estate Tax per $1,000 Value										
Acquired before 1959	12,332,911	2,154,875	1,479,115	4,173,381	2,245,257	204,862	549,612	82,864	1,340,825	102,120
Less than $5	1,359,066	252,412	68,195	392,069	205,046	86,099	86,045	9,076	241,083	19,041
$5 to $9	2,378,190	426,363	136,012	931,738	390,891	38,854	117,730	14,525	283,516	38,561
$10 to $14	3,406,457	548,287	290,262	1,161,231	805,776	34,990	166,005	12,993	367,918	18,995
$15 to $19	2,695,803	529,059	351,290	891,954	541,067	28,321	100,315	27,679	213,696	12,422
$20 to $24	1,410,624	234,788	295,053	482,864	211,749	3,738	52,502	11,590	107,312	11,028
$25 to $29	616,678	90,180	217,189	161,925	66,832	2,176	19,221	5,057	52,025	2,073
$30 to $39	333,774	49,329	103,287	95,024	20,280	5,550	4,184	1,944	54,176	...
$40 or more	132,319	24,457	17,827	56,576	3,616	5,134	3,610	...	21,099	...
Median.....dollars..	14	14	18	13	13	7	12	16	12	9
Acquired 1959 and 1960 (part)	2,120,880	272,687	219,624	744,326	262,409	97,580	186,037	4,353	303,219	30,645
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	12,332,911	2,154,875	1,479,115	4,173,381	2,245,257	204,862	549,612	82,864	1,340,825	102,120
Less than 5 percent	47,879	14,124	3,812	13,594	1,809	1,808	2,245	...	10,487	...
5 to 9 percent	646,393	132,152	53,191	193,106	145,993	3,607	36,175	1,779	73,679	6,711
10 to 14 percent	2,630,758	484,944	260,839	844,864	606,481	23,381	139,777	25,228	217,233	28,011
15 to 19 percent	3,345,724	589,629	433,405	1,079,676	671,239	40,667	150,798	21,688	334,463	24,159
20 to 24 percent	2,551,425	436,784	397,335	855,216	382,903	71,915	112,470	17,418	263,651	13,733
25 to 29 percent	1,286,458	189,280	145,923	528,789	182,993	16,255	47,919	12,243	155,113	7,943
30 to 34 percent	611,924	107,019	76,743	199,617	94,967	17,725	25,840	1,812	79,293	8,908
35 to 39 percent	330,589	54,470	25,287	107,484	77,209	4,773	5,091	888	53,279	2,108
40 percent or more	881,761	146,473	82,580	351,035	81,663	24,731	29,297	1,808	153,627	10,547
Median.....percent..	19	19	20	20	18	22	18	18	21	18
Acquired 1959 and 1960 (part)	2,120,880	272,687	219,624	744,326	262,409	97,580	186,037	4,353	303,219	30,645

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	613,661	69,380	44,418	208,641	53,292	21,381	16,212	1,808	182,278	16,251
$2,000 to $2,999	510,147	97,768	31,482	145,045	77,181	23,908	26,012	...	100,336	8,415
$3,000 to $3,999	866,293	151,953	57,464	289,087	74,846	36,770	55,505	5,727	176,695	18,246
$4,000 to $4,999	1,570,221	281,335	152,361	527,751	195,444	39,561	109,026	5,350	244,056	15,337
$5,000 to $5,999	2,297,839	370,204	233,533	850,284	329,141	73,415	145,255	10,739	271,126	14,142
$6,000 to $6,999	2,079,819	350,369	293,658	713,662	307,044	37,191	116,297	17,449	231,463	12,686
$7,000 to $7,999	1,744,173	227,914	275,009	603,370	317,053	35,184	108,573	8,510	154,293	14,267
$8,000 to $8,999	1,298,807	236,774	190,100	459,790	234,343	13,710	61,521	7,606	81,760	13,203
$9,000 to $9,999	942,894	162,169	100,947	324,094	240,137	6,536	38,466	14,088	52,735	3,722
$10,000 to $11,999	1,162,838	201,450	147,962	397,848	293,900	4,864	45,054	5,215	62,279	4,266
$12,000 to $14,999	701,319	148,301	101,860	202,427	169,524	5,789	9,837	7,166	46,397	10,018
$15,000 or more	665,780	129,945	69,945	195,708	215,761	4,133	3,891	3,559	40,626	2,212
Median...dollars	6,700	6,700	7,100	6,600	7,700	5,400	6,100	7,300	5,400	5,600
Age of Head										
Under 25 years	262,601	47,539	15,930	89,303	14,103	6,214	30,098	3,637	50,769	5,008
25 to 34 years	3,850,069	525,607	512,028	1,301,576	644,065	129,956	284,542	31,120	394,492	26,683
35 to 44 years	4,968,237	816,815	658,998	1,542,076	1,054,080	77,822	266,945	33,091	474,560	43,850
45 to 64 years	4,655,438	913,124	438,999	1,697,974	730,505	78,534	129,255	19,369	601,182	46,496
65 years and over	717,446	124,477	72,784	286,778	64,913	9,916	24,809	...	123,041	10,728
Median	41	43	40	42	41	37	37	38	43	43
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	12,841,681	2,154,453	1,540,791	4,334,788	2,281,375	270,062	665,725	80,514	1,397,591	116,382
Under 45 years	8,409,187	1,282,515	1,110,927	2,723,204	1,598,997	201,465	541,755	66,069	814,565	69,690
With own children under 18	7,474,122	1,144,420	993,448	2,358,381	1,448,888	180,415	494,824	60,785	738,400	54,561
No own children under 18	935,065	138,095	117,479	364,823	150,109	21,050	46,931	5,284	76,165	15,129
45 to 64 years	3,972,403	799,686	385,306	1,424,652	637,340	62,569	114,992	14,445	497,449	35,964
With own children under 18	2,032,032	416,733	230,687	729,796	296,005	38,026	59,145	7,476	234,427	19,737
No own children under 18	1,940,371	382,953	154,619	694,856	341,335	24,543	55,847	6,969	263,022	16,227
65 years and over	460,091	72,252	44,558	186,932	45,038	6,028	8,978	...	85,577	10,728
Other households with 2 or more persons	1,128,899	197,970	120,506	412,314	149,334	19,338	55,351	4,904	160,596	8,586
Under 65 years	977,226	168,272	99,836	353,809	135,080	17,394	41,328	4,904	148,017	8,586
65 years and over	151,673	29,698	20,670	58,505	14,254	1,944	14,023	...	12,579	...
Households with 1 person	483,211	75,139	37,442	170,605	76,957	13,042	14,573	1,799	85,857	7,797
Under 65 years	377,529	52,612	29,886	129,264	71,336	11,098	12,765	1,799	60,972	7,797
65 years and over	105,682	22,527	7,556	41,341	5,621	1,944	1,808	...	24,885	...
Color of Head										
White	13,805,461	2,359,696	1,652,339	4,693,605	2,462,747	263,118	692,473	87,217	1,476,300	117,966
Nonwhite	648,330	67,866	46,400	224,102	44,919	39,324	43,176	...	167,744	14,799
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	5,273,711	723,400	610,068	1,773,573	799,928	199,337	386,773	22,350	713,379	44,903
Less than 1.0	345,334	72,226	12,575	87,226	17,836	11,023	12,097	3,464	121,455	7,432
1.0 to 1.4	914,051	104,840	69,295	261,277	172,331	67,378	56,877	1,056	163,573	17,424
1.5 to 1.9	1,412,725	213,475	224,284	440,362	227,994	39,983	110,980	5,497	139,041	11,109
2.0 to 2.4	1,247,355	160,231	165,980	431,150	186,031	38,519	99,628	6,260	158,279	1,277
2.5 to 2.9	651,352	73,433	65,627	252,965	102,755	22,494	75,695	5,185	52,423	775
3.0 to 3.4	248,201	29,347	35,946	119,042	28,581	6,762	9,007	...	18,334	1,182
3.5 to 3.9	166,230	30,064	16,997	54,300	21,602	3,475	7,541	888	29,419	1,944
4.0 or more	288,463	39,784	19,364	127,251	42,798	9,703	14,948	...	30,855	3,760
Median...ratio	2.0	1.9	2.0	2.1	2.0	1.8	2.1	...	1.8	...
Other properties	9,180,080	1,704,162	1,088,671	3,144,134	1,707,738	103,105	348,876	64,867	930,665	87,862
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	14,402,047	2,407,280	1,698,739	4,917,707	2,507,666	302,442	735,649	87,217	1,614,125	131,222
Less than 5 percent	902,381	184,539	126,191	250,908	152,713	7,443	24,900	7,807	137,286	10,594
5 to 9 percent	5,243,980	857,739	722,371	1,739,286	1,164,294	38,170	290,645	39,020	341,995	50,460
10 to 14 percent	5,032,981	853,852	630,016	1,716,255	825,717	137,399	272,905	32,802	536,409	27,626
15 to 19 percent	1,714,501	258,169	123,316	674,784	211,902	54,423	106,400	4,892	264,867	15,748
20 to 24 percent	637,571	106,919	43,354	259,999	74,496	32,103	17,678	888	98,872	3,262
25 to 29 percent	276,165	49,467	18,650	65,751	24,066	15,139	4,415	...	92,824	5,853
30 to 34 percent	136,238	26,668	4,524	42,563	11,358	3,759	2,391	...	43,547	1,428
35 to 39 percent	94,868	14,185	3,138	38,386	7,186	3,851	4,592	...	19,845	3,685
40 percent or more	363,362	55,742	27,179	129,775	35,934	10,155	11,723	1,808	78,480	12,566
Median...percent	11	11	10	11	10	14	11	10	13	11
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Veteran Status										
Korean War service	1,835,534	193,468	257,431	574,595	365,627	87,988	177,436	3,928	158,840	16,221
Korean War service only	1,182,900	121,318	170,197	384,851	193,619	71,506	112,288	1,906	115,316	11,899
Korean War and other service	652,634	72,150	87,234	189,744	172,008	16,482	65,148	2,022	43,524	4,322
Other service	6,397,069	1,128,334	880,789	2,037,057	1,275,078	84,300	384,100	53,251	502,148	52,012
With World War II service	5,689,642	993,352	814,982	1,770,996	1,152,022	70,211	364,576	53,251	423,285	46,967
No World War II service	707,427	134,982	65,807	266,061	123,056	14,089	19,524	...	78,863	5,045
Nonveteran	6,221,188	1,105,760	560,519	2,306,055	866,961	130,154	174,113	30,038	983,056	64,532

[1] Income of owner and relatives living with him.

Table 6.—FHA MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	2,732,609	680,060	460,641	424,697	896,594	45,128	165,888	36,432	...	23,169
Total 1-dwelling-unit properties.....	2,667,205	664,467	438,652	408,764	887,462	44,155	164,104	36,432	...	23,169
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000	...	...	...	...	...	...	...	...	...	...
$2,000 to $3,999	71,342	22,905	1,906	11,828	26,012	...	5,464	1,683	...	1,544
$4,000 to $5,999	344,531	108,532	22,033	98,677	91,911	5,573	4,957	3,691	...	9,157
$6,000 to $7,999	468,933	114,093	80,456	59,433	185,443	4,768	11,433	5,304	...	8,003
$8,000 to $9,999	604,673	156,688	111,829	86,828	188,128	7,374	47,022	3,537	...	3,267
$10,000 to $11,999	470,833	113,643	90,919	63,913	143,495	5,091	36,611	17,161	...	...
$12,000 to $13,999	377,390	69,604	57,328	56,098	142,561	14,020	37,048	731	...	...
$14,000 to $15,999	168,289	31,844	36,912	19,735	57,412	3,186	16,216	2,984	...	...
$16,000 to $19,999	152,116	43,487	35,995	9,940	50,659	4,143	5,353	1,341	...	1,198
$20,000 to $24,999	9,098	3,671	1,274	2,312	1,841	...	...	...	...	...
$25,000 or more	...	...	...	...	...	...	...	...	...	...
Median.....dollars..	9,500	9,100	10,100	8,800	9,500	...	10,700	...	...	...
First Mortgage Outstanding Debt										
Less than $2,000	101,583	38,664	1,683	17,051	34,283	...	3,657	1,683	...	4,562
$2,000 to $3,999	321,287	90,196	20,187	87,042	110,320	5,573	1,807	4,248	...	1,914
$4,000 to $5,999	452,583	122,004	60,912	63,134	175,092	2,960	9,962	6,291	...	12,228
$6,000 to $7,999	438,164	108,162	99,233	50,002	142,615	3,106	23,727	9,326	...	1,993
$8,000 to $9,999	425,076	125,938	69,503	56,570	120,759	7,323	36,375	7,334	...	1,274
$10,000 to $11,999	363,153	66,633	81,806	73,798	99,462	3,844	35,116	2,494	...	...
$12,000 to $13,999	314,171	48,894	47,374	38,060	124,295	16,234	37,199	2,115	...	...
$14,000 to $15,999	147,813	35,565	27,842	15,937	49,105	3,412	11,813	2,941	...	1,198
$16,000 to $19,999	102,144	27,180	30,112	7,170	31,531	1,703	4,448	...	...	...
$20,000 to $24,999	1,231	1,231	...	...	...	...	...	...	...	...
$25,000 or more	...	...	...	...	...	...	...	...	...	...
Median.....dollars..	8,100	7,500	9,100	7,500	7,700	...	10,400	...	...	...
Term of First Mortgage										
Indefinite	...	...	...	...	...	...	...	...	...	...
On demand	...	...	...	...	...	...	...	...	...	...
Less than 8 years	5,912	4,054	...	1,858	...	...	...	...	...	...
8 to 12 years	11,352	6,552	...	3,094	...	1,906	...	...	...	...
13 to 17 years	75,355	30,213	6,560	15,185	19,413	...	...	3,984	...	...
18 to 22 years	913,508	317,208	85,253	159,510	310,812	11,409	14,131	5,855	...	9,330
23 to 27 years	1,135,587	265,948	194,303	149,856	439,184	13,153	46,651	13,851	...	12,641
28 to 32 years	505,233	40,492	152,536	79,261	118,053	16,397	84,554	12,742	...	1,198
33 years or more	20,058	...	...	...	...	1,290	18,768	...	...	...
Median.....years..	24	23	26	24	24	...	29	...	...	...
Interest Rate of First Mortgage										
Less than 4.0 percent	1,426	...	...	...	...	...	1,426	...	...	...
4.0 percent	99,663	16,497	8,586	5,408	55,966	1,809	6,407	...	...	4,990
4.1 to 4.4 percent	396,180	80,018	58,046	85,463	143,887	4,267	16,344	4,433	...	3,722
4.5 percent	1,155,719	368,696	164,036	146,272	406,955	6,204	30,490	23,393	...	9,673
4.6 to 4.9 percent	5,798	...	4,615	...	1,183	...	...	...	...	...
5.0 percent	136,235	39,077	29,084	9,570	41,558	...	15,167	...	...	1,779
5.1 to 5.4 percent	754,793	143,851	168,335	129,350	204,924	14,820	83,709	8,606	...	1,198
5.5 percent	2,285	...	...	...	2,285	...	...	...	...	...
5.6 to 5.9 percent	115,106	16,328	5,950	32,701	30,704	17,055	10,561	...	...	1,807
6.0 percent	...	...	...	...	...	...	...	...	...	...
6.1 to 6.9 percent	...	...	...	...	...	...	...	...	...	...
7.0 percent	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	...	...	...	...	...	...	...	...	...	...
Median.....percent..	4.6	4.6	4.6	4.6	4.6	...	5.2	...	...	...
Origin of First Mortgage										
Made when property acquired	2,062,025	524,161	379,613	279,982	663,040	35,094	136,387	30,933	...	12,815
Assumed when property acquired	476,679	87,970	42,155	116,254	190,319	6,083	21,661	3,691	...	8,546
Made after property acquired	128,501	52,336	16,884	12,528	34,103	2,978	6,056	1,808	...	1,808
Year First Mortgage Made or Assumed										
1959 and 1960 (part)	530,182	94,318	82,277	115,703	143,993	25,326	62,405	4,353	...	1,807
1958	426,044	99,845	104,492	53,124	119,405	3,054	39,904	3,748	...	2,472
1957	227,023	44,470	42,605	29,152	87,241	5,935	15,223	2,397	...	...
1955 and 1956	544,317	152,385	71,531	116,890	154,340	4,446	24,458	14,667	...	5,600
1950 to 1954	679,103	173,019	118,637	68,142	279,520	3,585	20,315	7,776	...	8,109
1945 to 1949	172,609	55,235	15,712	15,518	80,669	1,809	...	1,808	...	1,858
1940 to 1944	84,349	43,396	3,398	10,235	22,294	...	1,799	1,683	...	1,544
1939 or earlier	3,578	1,799	...	...	...	...	...	...	...	1,779
Method of Payment of First Mortgage										
Regular payments required	2,667,205	664,467	438,652	408,764	887,462	44,155	164,104	36,432	...	23,169
Interest and principal	2,667,205	664,467	438,652	408,764	887,462	44,155	164,104	36,432	...	23,169
Interest only	...	...	...	...	...	...	...	...	...	...
Principal only	...	...	...	...	...	...	...	...	...	...
No regular payments required	...	...	...	...	...	...	...	...	...	...

Table 6.—FHA MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	2,667,205	664,467	438,652	408,764	887,462	44,155	164,104	36,432	...	23,169
Less than $30	166,415	75,178	5,310	25,697	43,467	1,809	8,014	3,482	...	3,458
$30 to $39	365,592	62,999	57,605	93,114	124,830	1,679	13,968	1,056	...	10,341
$40 to $49	432,942	107,793	74,078	51,387	154,668	8,151	25,635	8,133	...	3,097
$50 to $59	543,526	137,916	93,079	74,070	175,713	7,177	35,829	14,667	...	5,075
$60 to $69	419,744	96,855	90,603	71,040	122,764	5,610	30,850	2,022	...	...
$70 to $79	314,256	67,932	44,815	46,144	120,417	3,304	28,897	2,747	...	...
$80 to $89	209,219	43,844	35,512	31,414	68,695	10,068	15,504	2,984	...	1,198
$90 to $99	110,786	29,957	14,392	9,694	47,780	4,654	2,968	1,341	...	...
$100 to $119	88,341	32,725	18,425	6,204	26,845	1,703	2,439	...	...	...
$120 to $149	16,384	9,268	4,833	...	2,283	...	...	...	...	...
$150 to $199	...	...	...	...	...	...	...	...	...	...
$200 or more	...	...	...	...	...	...	...	...	...	...
Median.....dollars	57	56	59	55	57	...	60	...	...	...
No regular payments required	...	...	...	...	...	...	...	...	...	...
Current Status of First Mortgage Payments										
Current or ahead of schedule	2,584,017	641,069	416,537	404,127	870,703	39,258	158,235	32,193	...	21,895
Delinquent	83,188	23,398	22,115	4,637	16,759	4,897	5,869	4,239	...	1,274
No regular payments required	...	...	...	...	...	...	...	...	...	...
Servicing of First Mortgage										
By holder	1,419,973	547,516	236,167	365,305	225,215	34,358	4,130	1,683	...	5,599
By agent	1,247,232	116,951	202,485	43,459	662,247	9,797	159,974	34,749	...	17,570
Location of First Mortgage Holder										
Property inside SMSA	2,129,632	498,342	400,180	318,588	692,838	35,433	131,627	31,369	...	21,255
Holder in--										
Same division	1,380,777	468,837	235,123	293,544	230,975	31,036	92,806	22,857	...	5,599
Different division	740,575	29,505	165,057	25,044	453,583	4,397	38,821	8,512	...	15,656
Holder outside United States	8,280	...	...	...	8,280	...	...	...	...	...
Property outside SMSA	537,573	166,125	38,472	90,176	194,624	8,722	32,477	5,063	...	1,914
Holder in--										
Same division	377,022	154,148	21,620	87,701	78,243	7,043	22,021	4,332	...	1,914
Different division	160,551	11,977	16,852	2,475	116,381	1,679	10,456	731	...	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	2,538,704	612,131	421,768	396,236	853,359	41,177	158,048	34,624	...	21,361
Less than 40 percent	31,477	17,349	3,149	3,094	7,885	...	...	...	...	...
40 to 49 percent	37,348	12,152	3,609	...	20,297	...	1,290	...	...	...
50 to 59 percent	110,942	31,231	9,385	17,923	41,358	...	3,140	2,440	...	5,465
60 to 69 percent	357,626	97,653	19,725	88,093	126,137	1,858	3,053	18,010	...	3,097
70 to 79 percent	474,225	138,383	88,405	51,627	174,867	2,440	12,822	2,414	...	3,267
80 to 84 percent	407,176	136,169	77,779	44,961	115,437	3,932	22,561	3,849	...	2,488
85 to 89 percent	382,250	92,023	75,319	48,718	138,671	3,056	19,427	3,492	...	1,544
90 to 94 percent	343,106	63,005	66,075	56,141	117,431	7,029	30,305	1,341	...	1,779
95 to 99 percent	323,659	20,044	68,806	62,748	98,427	19,658	49,091	3,078	...	1,807
100 percent or more	70,895	4,122	9,516	22,931	12,849	3,204	16,359	...	...	1,914
Median.....percent	83	80	86	84	82	...	93	...	...	...
Other properties	128,501	52,336	16,884	12,528	34,103	2,978	6,056	1,808	...	1,808
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	2,538,704	612,131	421,768	396,236	853,359	41,177	158,048	34,624	...	21,361
Less than 40 percent	31,477	17,349	3,149	3,094	7,885	...	...	...	...	...
40 to 49 percent	20,295	8,621	3,609	...	8,065	...	...	...	...	...
50 to 59 percent	71,554	28,135	3,686	9,291	24,912	...	1,282	2,440	...	1,808
60 to 69 percent	330,561	88,581	18,699	88,094	111,258	1,858	2,763	16,211	...	3,097
70 to 79 percent	440,500	130,239	90,271	55,281	146,354	...	10,350	4,213	...	3,792
80 to 84 percent	414,138	134,360	68,620	38,343	134,898	6,372	24,640	3,849	...	3,056
85 to 89 percent	390,909	96,437	74,906	49,886	143,460	3,056	18,128	3,492	...	1,544
90 to 94 percent	357,129	68,233	65,611	56,141	125,416	7,029	30,305	1,341	...	3,053
95 to 99 percent	351,855	28,939	77,510	65,318	104,432	17,849	52,922	3,078	...	1,807
100 percent or more	130,286	11,237	15,707	30,788	46,679	5,013	17,658	...	...	3,204
Median.....percent	85	81	87	85	85	...	94	...	...	...
Other properties	128,501	52,336	16,884	12,528	34,103	2,978	6,056	1,808	...	1,808
Total Outstanding Debt as Percent of Value										
Less than 20 percent	137,367	58,309	18,123	16,250	36,641	...	1,799	1,683	...	4,562
20 to 29 percent	119,671	50,111	3,780	16,725	45,071	...	...	3,984	...	...
30 to 39 percent	218,386	76,639	36,125	31,763	68,911	1,858	1,282	...	...	1,808
40 to 49 percent	341,002	83,336	52,100	30,807	148,137	...	8,109	10,940	...	7,573
50 to 59 percent	379,082	97,787	41,322	96,623	122,037	3,721	5,311	7,334	...	4,947
60 to 69 percent	382,890	110,199	74,960	23,620	134,582	3,702	30,450	3,377	...	...
70 to 79 percent	377,964	94,147	76,171	58,846	121,014	5,879	16,482	4,151	...	1,274
80 to 89 percent	397,774	72,656	87,934	67,667	115,595	7,401	43,580	2,941	...	...
90 to 99 percent	282,541	20,228	45,336	61,527	86,108	17,787	48,335	2,022	...	1,198
100 percent or more	30,528	1,055	2,801	4,936	9,366	1,807	8,756	...	...	1,807
Median.....percent	64	57	69	65	62	...	84	...	...	...

Table 6.—FHA MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	17,334	3,593	...	...	5,088	1,906	4,940	...	...	1,807
$5,000 to $7,400	150,995	18,898	4,044	72,907	44,642	3,616	3,082	1,892	...	1,914
$7,500 to $9,900	322,492	79,759	55,506	50,623	104,163	4,700	26,685	1,056	...	...
$10,000 to $12,400	576,695	151,286	93,069	100,245	168,492	11,294	38,979	3,792	...	9,538
$12,500 to $14,900	544,364	113,482	91,220	67,408	210,227	11,707	36,955	8,425	...	4,940
$15,000 to $17,400	515,722	115,748	93,150	74,747	188,813	3,603	35,739	731	...	3,191
$17,500 to $19,900	224,369	67,640	32,120	21,248	77,236	...	8,517	17,608	...	...
$20,000 to $24,900	213,935	78,289	43,492	11,451	67,852	3,186	4,958	2,928	...	1,779
$25,000 to $34,900	75,274	30,863	14,692	7,539	13,788	4,143	4,249	...	...	...
$35,000 or more	26,025	4,909	11,359	2,596	7,161	...	...	...	...	...
Median.....dollars..	13,700	14,200	14,300	12,000	13,900	...	13,100	...	...	...
Year Built										
1958 and 1959	361,448	37,740	63,144	58,976	118,297	16,063	63,227	2,803	...	1,198
1955 to 1957	470,044	109,322	78,717	55,445	165,111	7,191	37,855	13,136	...	3,267
1950 to 1954	858,429	200,586	180,888	104,180	298,348	10,569	43,758	15,203	...	4,897
1940 to 1949	600,025	192,965	61,934	85,235	227,694	4,914	15,264	1,799	...	10,220
1930 to 1939	115,640	35,872	14,483	16,903	38,081	1,809	3,097	1,808	...	3,587
1929 or earlier	261,619	87,982	39,486	88,025	39,931	3,609	903	1,683	...	...
New or Previously Occupied										
New	1,247,015	281,902	229,689	147,332	444,309	17,721	99,565	15,461	...	11,036
Previously occupied	1,420,190	382,565	208,963	261,432	443,153	26,434	64,539	20,971	...	12,133
Number of Mortgages on Property										
1 mortgage	2,412,345	619,325	408,555	383,638	757,401	39,906	153,747	32,825	...	16,948
2 mortgages	232,692	43,921	30,097	23,327	115,773	2,440	9,114	1,799	...	6,221
3 mortgages or more	22,168	1,221	...	1,799	14,288	1,809	1,243	1,808	...	...
Condition										
Not dilapidated	2,653,494	660,936	435,926	408,764	880,008	44,155	164,104	36,432	...	23,169
Dilapidated	13,711	3,531	2,726	...	7,454	...	...	...	...	...
Property Location										
Inside SMSA's	2,129,632	498,342	400,180	318,588	692,838	35,433	131,627	31,369	...	21,255
Inside central city	926,943	221,858	125,212	178,433	315,909	18,548	49,766	8,257	...	8,960
Outside central city	1,202,689	276,484	274,968	140,155	376,929	16,885	81,861	23,112	...	12,295
Outside SMSA's	537,573	166,125	38,472	90,176	194,624	8,722	32,477	5,063	...	1,914
Real Estate Tax per $1,000 Value										
Acquired before 1959	2,149,289	571,424	357,657	299,864	744,672	20,532	101,699	32,079	...	21,362
Less than $5	172,625	25,691	30,896	17,915	84,944	...	9,463	...	...	3,716
$5 to $9	457,976	112,665	43,259	106,066	161,978	3,056	19,952	6,628	...	4,372
$10 to $14	585,388	151,898	55,972	75,366	259,752	6,108	27,559	...	...	8,733
$15 to $19	473,327	176,247	73,900	37,641	140,343	5,823	19,255	18,920	...	1,198
$20 to $24	273,430	66,038	71,119	35,452	69,875	3,738	17,334	6,531	...	3,343
$25 to $29	125,797	23,391	61,582	15,075	18,791	...	6,958	...	...	...
$30 to $39	54,179	13,951	19,502	8,752	8,989	1,807	1,178	...	...	...
$40 or more	6,567	1,543	1,427	3,597	...	...	...	...	...	...
Median.....dollars..	14	15	18	12	12	...	14	...	...	...
Acquired 1959 and 1960 (part)	517,916	93,043	80,995	108,900	142,790	23,623	62,405	4,353	...	1,807
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	2,149,289	571,424	357,657	299,864	744,672	20,532	101,699	32,079	...	21,362
Less than 5 percent	10,511	4,890	3,812	...	1,809	...	...	...	...	...
5 to 9 percent	121,785	39,423	12,000	16,733	46,117	...	2,580	...	...	4,932
10 to 14 percent	541,405	142,194	53,363	95,303	205,387	4,835	21,296	10,870	...	8,157
15 to 19 percent	630,276	167,813	114,377	80,478	232,033	3,616	22,864	4,538	...	4,557
20 to 24 percent	441,309	108,768	107,146	56,160	122,333	2,440	34,403	10,059	...	...
25 to 29 percent	171,864	46,308	31,976	23,216	52,072	1,247	12,241	4,804	...	...
30 to 34 percent	83,962	25,522	17,462	9,909	23,679	3,495	2,037	...	...	1,858
35 to 39 percent	53,661	9,465	3,341	3,633	35,308	...	1,914	...	...	...
40 percent or more	94,516	27,041	14,180	14,432	25,934	4,899	4,364	1,808	...	1,858
Median.....percent..	18	18	20	17	18	...	21	...	...	...
Acquired 1959 and 1960 (part)	517,916	93,043	80,995	108,900	142,790	23,623	62,405	4,353	...	1,807

Table 6.—FHA MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	67,196	13,403	8,963	7,528	27,513	1,906	4,217	1,808	...	1,858
$2,000 to $2,999	76,623	18,154	10,615	8,624	30,266	2,661	6,303	...	...	...
$3,000 to $3,999	103,632	33,568	7,486	23,331	25,197	2,528	5,965	1,892	...	3,665
$4,000 to $4,999	260,778	54,619	41,287	35,254	82,922	5,320	36,914	4,462	...	...
$5,000 to $5,999	435,101	94,483	54,238	117,781	129,741	7,072	27,014	3,482	...	1,290
$6,000 to $6,999	415,718	112,273	86,800	59,164	114,834	13,490	18,302	8,862	...	1,993
$7,000 to $7,999	383,118	90,463	67,781	59,009	127,745	5,185	26,194	2,115	...	4,626
$8,000 to $8,999	257,374	60,802	59,320	33,912	87,699	1,807	10,121	...	...	3,713
$9,000 to $9,999	230,602	65,108	25,063	32,082	83,360	...	12,255	10,926	...	1,808
$10,000 to $11,999	225,588	52,440	35,520	14,843	106,593	1,746	10,087	1,341	...	3,018
$12,000 to $14,999	142,698	50,399	25,683	12,641	43,351	2,440	5,442	1,544	...	1,198
$15,000 or more	68,777	18,755	15,896	4,595	28,241	...	1,290	...	...	...
Median.....dollars..	6,900	7,100	7,100	6,200	7,300	...	6,100	...	...	...
Age of Head										
Under 25 years	79,107	17,678	7,639	19,706	9,355	4,940	17,982	...	...	1,807
25 to 34 years	741,524	142,670	160,883	112,707	225,700	15,865	64,656	11,529	...	7,514
35 to 44 years	934,772	199,482	133,874	156,320	364,259	14,431	47,730	14,050	...	4,626
45 to 64 years	830,975	274,668	123,717	109,879	263,859	8,919	29,858	10,853	...	9,222
65 years and over	80,827	29,969	12,539	10,152	24,289	...	3,878	...	...	...
Median	40	44	39	40	41	...	35	...	...	...
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	2,409,819	586,671	405,506	367,670	802,641	39,446	151,890	36,432	...	19,563
Under 45 years	1,638,568	332,787	286,434	276,514	551,593	32,147	123,173	25,579	...	10,341
With own children under 18	1,439,554	292,872	251,667	242,421	483,095	22,527	113,074	23,557	...	10,341
No own children under 18	199,014	39,915	34,767	34,093	68,498	9,620	10,099	2,022	...	...
45 to 64 years	711,927	231,115	109,493	82,395	236,711	7,299	24,839	10,853	...	9,222
With own children under 18	389,460	140,122	78,250	35,686	109,255	4,143	8,943	7,476	...	5,585
No own children under 18	322,467	90,993	31,243	46,709	127,456	3,156	15,896	3,377	...	3,637
65 years and over	59,324	22,769	9,579	8,761	14,337	...	3,878	...	...	...
Other households with 2 or more persons	179,384	59,187	27,700	25,042	52,927	3,089	9,640	...	...	1,799
Under 65 years	164,025	55,465	26,015	25,042	42,975	3,089	9,640	...	...	1,799
65 years and over	15,359	3,722	1,685	...	9,952	...	...	...	...	...
Households with 1 person	78,002	18,609	5,446	16,052	31,894	1,620	2,574	...	...	1,807
Under 65 years	71,858	15,131	4,171	14,661	31,894	1,620	2,574	...	...	1,807
65 years and over	6,144	3,478	1,275	1,391	...	...	...	...	...	...
Color of Head										
White	2,599,702	655,008	429,566	397,724	864,556	39,302	153,945	36,432	...	23,169
Nonwhite	67,503	9,459	9,086	11,040	22,906	4,853	10,159	...	...	...
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	1,156,684	225,949	228,092	194,215	344,231	34,315	115,105	10,498	...	4,279
Less than 1.0	17,087	3,417	...	4,432	7,045	...	2,193	...	...	...
1.0 to 1.4	192,528	27,280	39,840	26,907	78,550	3,553	15,342	1,056	...	...
1.5 to 1.9	399,688	89,669	97,629	65,042	95,321	9,382	35,425	2,941	...	4,279
2.0 to 2.4	304,106	59,557	45,354	58,285	96,048	10,972	30,795	3,095	...	...
2.5 to 2.9	147,579	23,168	24,461	23,221	47,515	7,334	18,474	3,406	...	...
3.0 to 3.4	39,471	6,111	11,049	6,542	7,417	1,703	6,649	...	...	...
3.5 to 3.9	22,176	3,103	3,001	6,984	5,803	1,371	1,914	...	...	...
4.0 or more	34,049	13,644	6,758	2,802	6,532	...	4,313	...	...	...
Median.....ratio..	2.0	2.0	1.9	2.0	2.0	...	2.1	...	...	...
Other properties	1,510,521	438,518	210,560	214,549	543,231	9,840	48,999	25,934	...	18,890
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	2,667,205	664,467	438,652	408,764	887,462	44,155	164,104	36,432	...	23,169
Less than 5 percent	181,771	58,722	27,938	19,799	63,202	...	3,951	1,683	...	6,476
5 to 9 percent	1,098,657	244,823	179,380	189,199	395,624	12,637	52,099	13,725	...	11,170
10 to 14 percent	988,750	275,373	178,587	131,434	297,957	15,371	71,448	16,722	...	1,858
15 to 19 percent	250,686	50,652	32,694	48,560	77,312	9,877	27,290	2,494	...	1,807
20 to 24 percent	70,735	16,646	7,278	8,882	32,926	...	5,003	...	...	...
25 to 29 percent	16,953	1,275	3,812	1,679	3,352	4,364	2,471	...	...	...
30 to 34 percent	10,581	4,346	...	...	3,186	1,906	1,143	...	...	...
35 to 39 percent	2,371	1,672	...	...	...	....	699	...	...	...
40 percent or more	46,701	10,958	8,963	9,211	13,903	...	...	1,808	...	1,858
Median.....percent..	10	11	10	10	10	...	12	...	...	...
No regular payments required	...	...	...	...	...	...	...	...	...	...
Veteran Status										
Korean War service	317,577	50,538	70,848	37,672	116,053	4,296	34,909	2,022	...	1,239
Korean War service only	152,778	24,100	50,188	22,563	37,700	3,021	13,967	...	...	1,239
Korean War and other service	164,799	26,438	20,660	15,109	78,353	1,275	20,942	2,022	...	...
Other service	1,092,004	268,285	168,694	155,473	398,744	15,535	56,944	21,459	...	6,870
With World War II service	903,422	224,643	134,509	120,072	340,752	9,919	47,056	21,459	...	5,012
No World War II service	188,582	43,642	34,185	35,401	57,992	5,616	9,888	...	...	1,858
Nonveteran	1,257,624	345,644	199,110	215,619	372,665	24,324	72,251	12,951	...	15,060

[1] Income of owner and relatives living with him.

Table 7.—VA FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	3,530,327	514,959	812,703	878,147	840,243	32,026	421,543	14,180	4,626	11,900
Total 1-dwelling-unit properties.....	3,380,660	491,204	755,989	822,220	831,688	32,026	417,368	13,639	4,626	11,900
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000.....	3,851	...	...	1,944	1,907	...	...	...	...	...
$2,000 to $3,999.....	44,088	14,362	1,374	11,203	5,425	...	9,818	...	1,906	...
$4,000 to $5,999.....	248,960	55,838	35,677	60,336	37,756	...	57,545	...	...	1,808
$6,000 to $7,999.....	582,722	119,699	83,861	153,876	124,716	3,794	96,776	...	...	...
$8,000 to $9,999.....	735,530	99,229	183,161	192,863	147,452	3,754	104,128	1,392	912	2,639
$10,000 to $11,999.....	762,081	97,962	196,223	148,565	233,415	10,077	61,304	7,515	...	7,020
$12,000 to $13,999.....	637,273	76,765	145,723	154,865	183,175	8,418	67,439	888	...	...
$14,000 to $15,999.....	241,888	18,143	70,396	71,473	56,351	890	20,358	3,844	...	433
$16,000 to $19,999.....	106,342	3,968	38,298	24,672	32,503	5,093	...	...	1,808	...
$20,000 to $24,999.....	17,925	5,238	1,276	2,423	8,988	...	...	...	...	...
$25,000 or more.....	...	...	...	...	...	...	...	...	...	...
Median.....dollars..	10,200	9,100	10,800	9,900	10,800	...	8,900	...	...	...
First Mortgage Outstanding Debt										
Less than $2,000.....	88,369	26,566	5,756	34,711	19,430	...	...	...	1,906	...
$2,000 to $3,999.....	328,842	107,326	44,051	72,611	62,055	...	42,799	...	...	...
$4,000 to $5,999.....	456,807	98,541	79,195	89,436	81,914	2,563	100,911	2,439	...	1,808
$6,000 to $7,999.....	693,321	79,076	168,422	205,793	138,542	3,725	87,960	1,392	...	8,411
$8,000 to $9,999.....	588,284	56,934	140,481	114,545	188,442	5,084	77,361	3,277	912	1,248
$10,000 to $11,999.....	641,544	78,265	141,840	157,731	221,780	6,253	33,876	1,799	...	...
$12,000 to $13,999.....	351,754	31,585	99,134	86,399	66,905	8,418	58,425	888	...	...
$14,000 to $15,999.....	155,056	5,894	58,165	39,873	28,113	890	16,036	3,844	1,808	433
$16,000 to $19,999.....	72,984	7,017	17,669	18,698	24,507	5,093	...	...	...	...
$20,000 to $24,999.....	3,699	...	1,276	2,423	...	...	...	...	...	...
$25,000 or more.....	...	...	...	...	...	...	...	...	...	...
Median.....dollars..	8,400	6,300	9,100	8,100	9,200	...	7,500	...	...	...
Term of First Mortgage										
Indefinite.....	...	...	...	...	...	...	...	...	...	...
On demand.....	...	...	...	...	...	...	...	...	...	...
Less than 8 years.....	...	...	...	...	...	...	...	...	...	...
8 to 12 years.....	35,109	23,926	1,809	9,374	...	...	...	...	...	...
13 to 17 years.....	204,194	92,007	20,502	75,618	9,491	...	6,576	...	...	...
18 to 22 years.....	865,562	178,229	144,942	238,006	159,400	2,563	127,143	1,906	3,714	9,659
23 to 27 years.....	1,321,290	139,749	245,595	272,779	506,028	5,028	144,213	6,090	...	1,808
28 to 32 years.....	954,505	57,293	343,141	226,443	156,769	24,435	139,436	5,643	912	433
33 years or more.....	...	...	...	...	...	...	...	...	...	...
Median.....years..	25	22	27	25	25	...	26	...	...	...
Interest Rate of First Mortgage										
Less than 4.0 percent.....	11,641	...	...	1,906	...	...	9,735	...	...	...
4.0 percent.....	1,164,256	251,769	252,500	199,008	277,489	3,838	166,135	1,392	1,906	10,219
4.1 to 4.4 percent.....	...	...	...	...	...	...	...	...	...	...
4.5 percent.....	1,882,555	216,272	419,453	539,801	538,968	13,115	141,764	9,693	1,808	1,681
4.6 to 4.9 percent.....	214,180	13,019	70,988	58,067	5,768	3,626	59,246	2,554	912	...
5.0 percent.....	15,311	...	...	3,543	...	...	11,768	...	...	...
5.1 to 5.4 percent.....	92,717	10,144	13,048	19,895	9,463	11,447	28,720	...	...	...
5.5 percent.....	...	...	...	...	...	...	...	...	...	...
5.6 to 5.9 percent.....	...	...	...	...	...	...	...	...	...	...
6.0 percent.....	...	...	...	...	...	...	...	...	...	...
6.1 to 6.9 percent.....	...	...	...	...	...	...	...	...	...	...
7.0 percent.....	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent.....	...	...	...	...	...	...	...	...	...	...
8.0 percent or more.....	...	...	...	...	...	...	...	...	...	...
Median.....percent..	4.5	4.1	4.5	4.5	4.5	...	4.5	...	...	...
Origin of First Mortgage										
Made when property acquired.....	2,507,844	362,883	614,895	656,775	557,377	22,774	267,015	11,840	4,626	9,659
Assumed when property acquired.....	783,730	124,079	124,211	135,705	262,180	6,784	126,731	1,799	...	2,241
Made after property acquired.....	89,086	4,242	16,883	29,740	12,131	2,468	23,622	...	...	...
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	343,473	26,555	73,638	85,537	54,996	13,850	87,216	...	...	1,681
1958.....	316,564	21,148	70,641	64,492	91,593	5,444	57,972	2,554	912	1,808
1957.....	341,392	52,313	77,980	81,089	82,819	...	46,303	888	...	...
1955 and 1956.....	1,020,600	133,415	210,915	291,064	279,720	8,963	87,281	7,434	1,808	...
1950 to 1954.....	1,123,459	170,465	300,564	233,082	273,627	3,769	130,778	2,763	...	8,411
1945 to 1949.....	235,172	87,308	22,251	66,956	48,933	...	7,818	...	1,906	...
1940 to 1944.....	...	...	...	...	...	...	...	...	...	...
1939 or earlier.....	...	...	...	...	...	...	...	...	...	...
Method of Payment of First Mortgage										
Regular payments required.....	3,380,660	491,204	755,989	822,220	831,688	32,026	417,368	13,639	4,626	11,900
Interest and principal.....	3,380,660	491,204	755,989	822,220	831,688	32,026	417,368	13,639	4,626	11,900
Interest only.....	...	...	...	...	...	...	...	...	...	...
Principal only.....	...	...	...	...	...	...	...	...	...	...
No regular payments required.....	...	...	...	...	...	...	...	...	...	...

Table 7.—VA FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	3,380,660	491,204	755,989	822,220	831,688	32,026	417,368	13,639	4,626	11,900
Less than $30	76,949	25,399	8,262	16,575	9,288	...	15,519	...	1,906	...
$30 to $39	273,624	30,050	59,137	51,562	53,659	...	77,408	...	...	1,808
$40 to $49	712,393	92,877	155,945	208,249	131,226	3,725	118,067	1,392	912	...
$50 to $59	768,897	112,915	182,434	180,977	197,440	11,417	75,466	5,609	...	2,639
$60 to $69	807,558	122,079	184,527	147,827	276,808	4,830	62,561	1,906	...	7,020
$70 to $79	451,992	72,036	88,314	152,062	82,137	6,071	48,761	2,178	...	433
$80 to $89	179,338	14,035	58,558	40,486	41,950	2,169	19,586	2,554	...	...
$90 to $99	57,556	11,549	12,791	15,479	15,188	2,549	...	...	...	...
$100 to $119	49,175	10,264	6,021	7,196	22,621	1,265	...	...	1,808	...
$120 to $149	3,178	...	...	1,807	1,371	...	...	...	...	...
$150 to $199	...	...	...	...	...	...	...	...	...	...
$200 or more	...	...	...	...	...	...	...	...	...	...
Median.....dollars	58	59	58	57	61	...	50	...	...	...
No regular payments required	...	...	...	...	...	...	...	...	...	...
Current Status of First Mortgage Payments										
Current or ahead of schedule	3,220,015	474,070	732,500	764,351	798,822	32,026	388,081	13,639	4,626	11,900
Delinquent	160,645	17,134	23,489	57,869	32,866	...	29,287	...	...	...
No regular payments required	...	...	...	...	...	...	...	...	...	...
Servicing of First Mortgage										
By holder	2,024,464	421,578	423,587	746,347	253,020	19,249	155,480	1,906	1,906	1,391
By agent	1,356,196	69,626	332,402	75,873	578,668	12,777	261,888	11,733	2,720	10,509
Location of First Mortgage Holder										
Property inside SMSA	2,648,317	353,481	688,620	661,725	683,660	27,763	205,342	11,200	4,626	11,900
Holder in--										
Same division	1,817,737	307,612	421,141	610,107	267,040	18,899	177,930	7,743	4,626	2,639
Different division	828,075	45,869	267,479	51,618	414,115	8,864	27,412	3,457	...	9,261
Holder outside United States	2,505	...	...	...	2,505	...	...	...	...	...
Property outside SMSA	732,343	137,723	67,369	160,495	148,028	4,263	212,026	2,439	...	...
Holder in--										
Same division	577,798	135,119	42,296	153,717	57,137	4,263	182,827	2,439	...	...
Different division	154,545	2,604	25,073	6,778	90,891	...	29,199	...	...	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	3,291,574	486,962	739,106	792,480	819,557	29,558	393,746	13,639	4,626	11,900
Less than 40 percent	15,307	4,044	9,947	1,316	...	...	...	...	...	...
40 to 49 percent	54,184	24,856	7,995	6,710	12,765	...	1,858	...	...	...
50 to 59 percent	94,952	36,156	14,231	15,641	11,685	...	14,800	2,439	...	...
60 to 69 percent	199,922	55,290	37,154	49,063	34,266	2,563	19,778	...	...	1,808
70 to 79 percent	365,020	83,747	89,920	84,171	73,833	1,260	30,264	1,392	...	433
80 to 84 percent	343,014	70,958	84,664	74,098	75,849	...	32,590	1,799	1,808	1,248
85 to 89 percent	492,974	78,717	97,433	99,663	163,739	1,302	52,120	...	...	...
90 to 94 percent	535,941	51,162	133,397	150,371	149,166	2,961	37,016	3,457	...	8,411
95 to 99 percent	547,309	22,416	150,089	133,094	139,412	3,824	93,387	3,181	1,906	...
100 percent or more	642,951	59,616	114,276	178,353	158,842	17,648	111,933	1,371	912	...
Median.....percent	91	83	91	92	91	...	95	...	...	...
Other properties	89,086	4,242	16,883	29,740	12,131	2,468	23,622	...	...	...
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	3,291,574	486,962	739,106	792,480	819,557	29,558	393,746	13,639	4,626	11,900
Less than 40 percent	15,307	4,044	9,947	1,316	...	...	...	...	...	...
40 to 49 percent	48,486	24,856	7,995	6,710	7,087	...	1,858	...	...	...
50 to 59 percent	85,040	32,413	14,231	10,646	10,511	...	14,800	2,439	...	...
60 to 69 percent	178,244	51,697	32,084	40,771	36,268	...	15,616	...	...	1,808
70 to 79 percent	331,836	80,585	81,546	79,121	64,739	1,260	22,760	1,392	...	433
80 to 84 percent	330,204	67,110	83,417	69,458	75,830	...	30,782	1,799	1,808	...
85 to 89 percent	498,154	84,319	93,487	104,102	160,815	1,302	54,129	...	...	...
90 to 94 percent	551,026	53,854	134,262	156,802	149,237	2,961	42,042	3,457	...	8,411
95 to 99 percent	572,617	24,291	158,783	137,923	142,689	6,387	96,209	3,181	1,906	1,249
100 percent or more	680,660	63,793	123,354	185,631	172,401	17,648	115,550	1,371	912	...
Median.....percent	91	84	92	93	92	...	96	...	...	...
Other properties	89,086	4,242	16,883	29,740	12,131	2,468	23,622	...	...	...
Total Outstanding Debt as Percent of Value										
Less than 20 percent	100,652	34,495	16,699	33,960	12,048	...	1,544	...	1,906	..
20 to 29 percent	204,076	85,889	25,032	45,423	30,132	...	15,161	2,439	...	..
30 to 39 percent	281,373	82,561	49,498	51,788	65,619	...	31,907	...	...	..
40 to 49 percent	268,063	46,612	80,301	44,028	46,477	...	42,233	1,392	...	7,02
50 to 59 percent	451,548	64,022	104,557	88,387	125,169	1,275	65,040	1,290	...	1,80
60 to 69 percent	532,700	83,032	117,978	124,032	138,747	7,647	56,266	1,799	1,808	1,39
70 to 79 percent	725,875	53,948	189,175	201,483	205,327	5,070	65,883	4,556	...	43
80 to 89 percent	478,841	20,887	92,583	149,487	152,329	5,443	55,949	2,163	...	..
90 to 99 percent	283,330	18,483	66,788	70,592	46,798	10,144	68,365	...	912	1,24
100 percent or more	54,202	1,275	13,378	13,040	9,042	2,447	15,020	...	...	..
Median.....percent	67	49	69	71	70	...	69	...	...	.

Table 7.—VA FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	18,692	7,208	...	5,764	3,814	...	1,906	...	...	...
$5,000 to $7,400	161,843	23,553	17,430	39,917	33,374	1,231	44,432	...	1,906	...
$7,500 to $9,900	460,015	46,373	72,703	176,642	84,106	1,247	76,224	...	912	1,808
$10,000 to $12,400	682,801	87,850	123,473	163,854	189,359	6,198	106,151	3,277	...	2,639
$12,500 to $14,900	684,206	92,287	161,152	132,145	187,370	8,092	101,768	1,392	...	...
$15,000 to $17,400	755,165	96,401	220,341	155,231	204,633	10,165	65,707	2,687	...	...
$17,500 to $19,900	339,512	79,342	87,468	95,316	59,817	1,265	6,297	2,554	...	7,453
$20,000 to $24,900	209,513	45,100	59,932	34,767	52,985	3,828	11,093	...	1,808	...
$25,000 to $34,900	60,433	11,546	9,783	16,899	16,230	...	2,246	3,729	...	...
$35,000 or more	8,480	1,544	3,707	1,685	...	...	1,544	...	...	...
Median.....dollars..	13,800	14,700	15,000	13,000	13,900	...	12,000	...	...	...
Year Built										
1958 and 1959	201,944	2,854	44,708	50,212	11,807	13,842	76,330	1,279	912	...
1955 to 1957	881,126	73,557	171,666	217,681	329,309	10,621	70,719	5,892	...	1,681
1950 to 1954	1,190,165	106,051	353,300	260,305	300,178	7,563	149,795	4,562	...	8,411
1940 to 1949	561,702	153,075	90,948	103,226	148,353	...	62,484	...	1,808	1,808
1930 to 1939	128,272	35,239	23,780	36,746	16,239	...	14,362	1,906	...	...
1929 or earlier	417,451	120,428	71,587	154,050	25,802	...	43,678	...	1,906	...
New or Previously Occupied										
New	1,608,517	138,247	409,210	368,222	456,979	23,121	193,481	9,934	912	8,411
Previously occupied	1,772,143	352,957	346,779	453,998	374,709	8,905	223,887	3,705	3,714	3,489
Number of Mortgages on Property										
1 mortgage	3,225,461	468,938	723,504	780,751	794,611	29,463	399,277	13,639	4,626	10,652
2 mortgages	144,483	22,266	31,311	40,196	31,371	...	18,091	...	...	1,248
3 mortgages or more	10,716	...	1,174	1,273	5,706	2,563	...	...	...	...
Condition										
Not dilapidated	3,355,246	489,290	753,059	815,690	823,172	32,026	411,844	13,639	4,626	11,900
Dilapidated	25,414	1,914	2,930	6,530	8,516	...	5,524	...	...	...
Property Location										
Inside SMSA's	2,648,317	353,481	688,620	661,725	683,660	27,763	205,342	11,200	4,626	11,900
Inside central city	856,370	107,918	192,574	257,059	208,020	6,264	71,853	4,567	4,626	3,489
Outside central city	1,791,947	245,563	496,046	404,666	475,640	21,499	133,489	6,633	...	8,411
Outside SMSA's	732,343	137,723	67,369	160,495	148,028	4,263	212,026	2,439	...	...
Real Estate Tax per $1,000 Value										
Acquired before 1959	3,042,166	464,649	683,431	736,683	777,974	19,379	331,566	13,639	4,626	10,219
Less than $5	212,576	18,948	25,697	39,543	63,265	2,450	60,874	1,799	...	...
$5 to $9	423,748	61,629	52,466	96,139	117,375	7,563	77,309	2,439	...	8,828
$10 to $14	956,008	142,184	162,031	225,002	307,353	8,087	106,876	2,667	1,808	...
$15 to $19	798,567	150,098	178,949	215,301	191,319	1,279	59,342	888	...	1,391
$20 to $24	395,808	72,942	129,651	95,331	73,694	...	20,709	2,569	912	...
$25 to $29	177,744	11,533	92,904	45,367	17,603	...	5,154	3,277	1,906	...
$30 to $39	64,081	5,516	37,921	13,785	5,557	...	1,302	...	...	...
$40 or more	13,634	1,799	3,812	6,215	1,808	...	...	...	...	...
Median.....dollars..	15	15	18	15	13	...	11	...	...	...
Acquired 1959 and 1960 (part)	338,494	26,555	72,558	85,537	53,714	12,647	85,802	...	...	1,681
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	3,042,166	464,649	683,431	736,683	777,974	19,379	331,566	13,639	4,626	10,219
Less than 5 percent	5,168	1,016	...	1,907	...	...	2,245	...	...	...
5 to 9 percent	112,943	22,799	18,297	15,569	32,719	...	23,559	...	...	...
10 to 14 percent	727,409	108,703	123,421	180,204	214,149	1,275	87,007	5,630	...	7,020
15 to 19 percent	926,956	129,723	207,948	235,332	237,262	6,303	103,732	3,936	912	1,808
20 to 24 percent	704,527	130,373	200,702	155,995	148,048	6,358	61,243	...	1,808	...
25 to 29 percent	280,183	41,667	62,502	82,387	68,512	4,240	17,690	3,185	...	...
30 to 34 percent	140,935	14,033	37,016	31,790	38,829	...	17,876	...	...	1,391
35 to 39 percent	47,043	6,555	7,368	11,174	16,678	1,203	3,177	888	...	...
40 percent or more	97,002	9,780	26,177	22,325	21,777	...	15,037	...	1,906	...
Median.....percent..	19	19	20	19	18	...	18	...	...	...
Acquired 1959 and 1960 (part)	338,494	26,555	72,558	85,537	53,714	12,647	85,802	...	...	1,681

Table 7.—VA FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	52,732	5,961	11,625	11,583	11,554	...	10,103	...	1,906	...
$2,000 to $2,999	65,307	3,723	6,254	9,785	27,710	...	17,835	...	...	...
$3,000 to $3,999	159,541	18,671	33,193	49,409	23,831	1,203	31,843	...	...	1,391
$4,000 to $4,999	349,193	51,212	75,546	80,053	74,783	8,105	56,798	888	...	1,808
$5,000 to $5,999	604,945	102,852	110,566	133,015	150,020	6,714	100,866	...	912	...
$6,000 to $6,999	576,108	66,858	136,450	151,842	135,033	7,458	74,762	3,705	...	...
$7,000 to $7,999	509,388	57,594	146,195	136,358	107,794	6,006	52,791	2,650	...	...
$8,000 to $8,999	337,432	65,568	79,134	79,355	77,348	...	34,635	1,392	...	...
$9,000 to $9,999	256,880	21,552	51,192	69,251	97,102	...	14,700	1,275	1,808	...
$10,000 to $11,999	290,985	56,394	67,255	69,211	74,576	1,265	19,746	1,290	...	1,248
$12,000 to $14,999	120,560	29,499	23,251	21,331	34,532	...	2,488	2,439	...	7,020
$15,000 or more	57,589	11,320	15,328	11,027	17,405	1,275	801	...	...	433
Median.....dollars..	6,800	6,900	7,000	6,800	6,900	...	5,900	...	...	...
Age of Head										
Under 25 years	29,799	2,548	6,608	11,507	1,243	...	7,893	...	...	...
25 to 34 years	1,197,251	150,088	264,242	321,896	288,008	15,811	150,050	5,348	...	1,808
35 to 44 years	1,544,396	233,091	356,620	355,357	400,700	8,241	172,330	6,492	1,906	9,659
45 to 64 years	543,671	95,256	114,509	118,536	134,388	7,974	68,056	1,799	2,720	433
65 years and over	65,543	10,221	14,010	14,924	7,349	...	19,039	...	...	...
Median	38	39	38	37	38	...	38	...	...	...
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	3,142,854	470,696	715,929	758,866	767,194	30,779	373,842	11,840	1,808	11,900
Under 45 years	2,630,821	376,165	602,063	644,662	653,128	24,052	307,444	11,840	...	11,467
With own children under 18	2,401,616	351,770	555,051	584,503	596,160	19,627	280,026	11,840	...	2,639
No own children under 18	229,205	24,395	47,012	60,159	56,968	4,425	27,418	...	...	8,828
45 to 64 years	479,978	89,188	103,787	105,634	109,211	6,727	63,190	...	1,808	433
With own children under 18	276,419	41,614	61,376	71,697	61,253	4,164	34,074	...	1,808	433
No own children under 18	203,559	47,574	42,411	33,937	47,958	2,563	29,116	...	...	...
65 years and over	32,055	5,343	10,079	8,570	4,855	...	3,208	...	...	...
Other households with 2 or more persons	186,356	13,849	30,294	51,731	50,806	...	36,858	...	2,818	...
Under 65 years	160,157	10,202	27,645	48,345	48,312	...	22,835	...	2,818	...
65 years and over	26,199	3,647	2,649	3,386	2,494	...	14,023	...	...	...
Households with 1 person	51,450	6,659	9,766	11,623	13,688	1,247	6,668	1,799	...	...
Under 65 years	44,161	5,428	8,484	8,655	13,688	1,247	4,860	1,799	...	...
65 years and over	7,289	1,231	1,282	2,968	...	...	1,808	...	...	...
Color of Head										
White	3,256,697	478,059	731,385	778,649	823,296	27,110	388,033	13,639	4,626	11,900
Nonwhite	123,963	13,145	24,604	43,571	8,392	4,916	29,335	...	...	...
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	994,720	100,016	221,826	228,546	226,952	19,294	190,243	3,442	912	3,489
Less than 1.0	24,635	3,880	7,078	6,617	2,566	...	4,061	...	...	433
1.0 to 1.4	185,708	18,392	14,060	55,105	68,653	1,231	25,211	...	...	3,056
1.5 to 1.9	303,699	40,584	71,867	63,567	66,853	2,469	56,172	1,275	912	...
2.0 to 2.4	244,563	16,730	77,562	43,975	37,410	9,523	58,084	1,279	...	...
2.5 to 2.9	135,068	9,277	27,203	29,777	25,697	4,868	38,246	...	...	...
3.0 to 3.4	42,694	9,851	7,596	18,181	5,784	...	1,282	...	...	...
3.5 to 3.9	25,654	1,302	8,624	4,437	7,027	1,203	2,173	888	...	...
4.0 or more	32,699	...	7,836	6,887	12,962	...	5,014	...	...	...
Median.....ratio..	2.0	1.8	2.1	1.9	1.8	...	2.1	...	...	...
Other properties	2,385,940	391,188	534,163	593,674	604,736	12,732	227,125	10,197	3,714	8,411
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	3,380,660	491,204	755,989	822,220	831,688	32,026	417,368	13,639	4,626	11,900
Less than 5 percent	107,944	32,260	18,871	27,558	15,696	...	10,687	2,439	...	433
5 to 9 percent	1,475,870	209,261	325,225	341,372	400,001	6,344	178,626	4,053	912	10,076
10 to 14 percent	1,324,895	189,185	323,930	336,442	303,294	16,545	147,432	6,259	1,808	...
15 to 19 percent	307,559	43,765	54,124	72,303	67,716	7,934	60,326	...	...	1,391
20 to 24 percent	80,738	8,828	13,002	27,120	21,954	...	8,946	888	...	...
25 to 29 percent	19,074	...	5,312	3,001	7,614	1,203	1,944	...	...	...
30 to 34 percent	10,501	...	2,618	1,683	3,046	...	1,248	...	1,906	...
35 to 39 percent	11,016	1,944	1,375	3,066	2,612	...	2,019	...	...	...
40 percent or more	43,063	5,961	11,532	9,675	9,755	...	6,140	...	...	...
Median.....percent..	10	10	11	11	10	...	11	...	...	...
No regular payments required	...	...	...	...	...	...	...	...	...	...
Veteran Status										
Korean War service	807,975	96,544	156,258	238,825	187,421	16,244	104,007	1,906	3,714	3,056
Korean War service only	532,873	60,767	99,336	157,226	128,026	9,261	72,637	1,906	1,906	1,808
Korean War and other service	275,102	35,777	56,922	81,599	59,395	6,983	31,370	...	1,808	1,248
Other service	2,165,796	331,996	537,462	506,878	514,433	13,219	242,551	9,934	912	8,411
With World War II service	2,093,873	321,022	528,359	490,804	487,116	12,494	234,821	9,934	912	8,411
No World War II service	71,923	10,974	9,103	16,074	27,317	725	7,730	...	...	...
Nonveteran	406,889	62,664	62,269	76,517	129,834	2,563	70,810	1,799	...	433

[1] Income of owner and relatives living with him.

Table 8.—CONVENTIONAL FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	9,553,196	1,406,219	657,505	4,181,563	820,718	249,352	167,169	48,256	1,911,045	111,369
Total 1-dwelling-unit properties.....	8,405,926	1,271,891	504,098	3,686,723	788,516	226,261	154,177	37,146	1,639,418	97,696
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000.....	416,486	133,997	12,291	117,990	1,906	16,755	1,704	...	109,261	22,582
$2,000 to $3,999.....	1,415,771	291,335	83,298	522,238	20,250	76,398	11,777	3,666	376,882	29,927
$4,000 to $5,999.....	1,542,244	260,201	58,729	680,439	83,818	32,533	6,505	9,290	400,021	10,708
$6,000 to $7,999.....	1,275,561	171,334	85,133	591,907	74,282	27,830	29,504	7,276	271,011	17,284
$8,000 to $9,999.....	1,130,015	114,188	82,845	569,973	126,907	24,823	27,944	4,326	173,149	5,860
$10,000 to $11,999.....	890,249	90,316	66,691	407,019	137,771	15,878	15,284	3,262	150,866	3,162
$12,000 to $13,999.....	649,109	66,955	29,917	326,727	108,597	16,916	30,638	1,944	64,319	3,096
$14,000 to $15,999.....	480,996	36,181	44,844	224,685	73,433	6,098	30,821	4,768	58,889	1,277
$16,000 to $19,999.....	317,462	29,340	30,965	141,236	90,061	8,273	...	1,375	12,412	3,800
$20,000 to $24,999.....	184,199	45,911	9,385	63,731	51,122	757	...	...	13,293	...
$25,000 or more.....	103,834	32,133	...	40,778	20,369	...	...	1,239	9,315	...
Median.....dollars..	7,300	5,600	8,300	7,800	11,300	5,200	10,000	...	5,700	3,800
First Mortgage Outstanding Debt										
Less than $2,000.....	1,511,833	339,584	84,921	555,721	45,886	35,127	14,891	3,559	394,950	37,194
$2,000 to $3,999.....	1,748,881	324,917	85,582	730,762	78,607	78,158	11,209	5,478	405,002	29,166
$4,000 to $5,999.....	1,328,851	191,620	72,505	577,011	104,912	30,628	13,231	9,416	323,864	5,664
$6,000 to $7,999.....	1,173,784	138,113	82,851	535,308	119,174	25,892	34,998	6,603	220,381	10,464
$8,000 to $9,999.....	866,665	100,192	58,725	436,494	117,407	12,422	12,127	6,323	117,854	5,121
$10,000 to $11,999.....	622,788	44,030	49,181	311,661	99,365	18,968	12,277	1,944	80,989	4,373
$12,000 to $13,999.....	474,289	36,407	24,809	237,287	88,926	12,796	37,329	2,584	32,237	1,914
$14,000 to $15,999.....	286,522	19,480	24,611	129,628	46,345	7,044	18,115	...	39,385	1,914
$16,000 to $19,999.....	242,875	27,093	17,232	113,215	63,704	4,469	...	...	15,276	1,886
$20,000 to $24,999.....	103,014	33,289	3,681	40,786	16,970	757	...	1,239	6,292	...
$25,000 or more.....	46,424	17,166	...	18,850	7,220	...	...	...	3,188	...
Median.....dollars..	5,400	3,800	6,200	5,900	8,800	4,000	8,500	...	4,100	2,800
Term of First Mortgage										
Indefinite.....	153,702	20,124	3,370	8,799	...	9,489	...	...	111,920	...
On demand.....	134,034	46,709	22,372	3,354	...	7,556	...	...	52,129	1,914
Less than 8 years.....	1,110,695	458,050	31,822	150,227	13,034	97,749	3,789	9,205	301,862	44,957
8 to 12 years.....	2,251,305	482,935	59,744	1,014,884	52,595	32,699	5,517	8,570	573,253	21,108
13 to 17 years.....	1,885,069	161,677	98,778	1,074,278	154,287	33,381	8,051	11,005	327,923	15,689
18 to 22 years.....	2,297,977	92,104	263,939	1,162,633	448,515	24,722	104,496	5,616	187,001	8,951
23 to 27 years.....	498,556	6,810	22,167	266,950	92,111	16,945	21,421	1,375	65,700	5,077
28 to 32 years.....	56,202	1,683	...	1,892	27,974	3,720	8,989	...	11,944	...
33 years or more.....	18,386	1,799	1,906	3,706	...	...	1,914	1,375	7,686	...
Median.....years..	15	9	19	16	20	9	21	...	12	9
Interest Rate of First Mortgage										
Less than 4.0 percent.....	98,859	...	...	3,723	...	1,853	1,907	...	89,469	1,907
4.0 percent.....	313,755	15,551	35,046	19,712	70,256	...	96,480	3,666	71,130	1,914
4.1 to 4.4 percent.....	34,930	...	3,929	...	29,702	1,299	...	...	...	...
4.5 percent.....	452,455	81,037	86,422	89,857	152,585	3,311	7,560	4,840	21,292	5,551
4.6 to 4.9 percent.....	137,249	6,405	9,344	17,980	89,913	1,706	3,561	1,375	6,965	...
5.0 percent.....	2,036,047	294,716	197,313	881,734	237,287	18,526	38,594	13,081	334,632	20,164
5.1 to 5.4 percent.....	93,796	18,096	10,923	46,738	11,924	1,799	2,537	...	1,779	...
5.5 percent.....	1,119,651	153,550	105,435	676,468	89,136	5,020	2,462	3,830	76,615	7,135
5.6 to 5.9 percent.....	169,452	12,137	14,476	98,070	38,051	...	...	...	4,832	1,886
6.0 percent.....	3,243,233	571,942	31,043	1,518,623	57,178	147,393	1,076	10,354	874,724	30,900
6.1 to 6.9 percent.....	351,829	33,946	3,591	232,369	7,472	17,978	...	...	53,285	3,188
7.0 percent.....	162,574	54,678	2,977	33,580	3,154	13,689	...	...	49,653	4,843
7.1 to 7.9 percent.....	62,629	...	3,599	51,049	...	4,444	...	...	3,537	...
8.0 percent or more.....	129,467	29,833	...	16,820	1,858	9,243	...	...	51,505	20,208
Median.....percent..	5.6	6.0	5.1	6.0	5.0	6.1	4.1	...	6.0	6.0
Origin of First Mortgage										
Made when property acquired.....	5,250,585	602,895	339,417	2,187,907	511,426	187,216	107,420	19,146	1,236,386	58,772
Assumed when property acquired.....	494,894	27,074	27,718	253,334	69,249	9,841	5,828	1,281	98,761	1,808
Made after property acquired.....	2,660,447	641,922	136,963	1,245,482	207,841	29,204	40,929	16,719	304,271	37,116
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	1,911,301	385,269	87,466	831,721	93,489	67,027	40,919	3,183	363,460	38,767
1958.....	1,337,356	234,382	70,040	602,529	89,761	65,703	23,761	6,969	231,194	13,017
1957.....	1,183,964	194,730	55,964	519,177	103,494	28,151	37,679	8,339	226,529	9,901
1955 and 1956.....	1,810,195	232,012	101,030	845,731	199,999	36,827	15,769	8,660	350,012	20,155
1950 to 1954.....	1,789,274	192,938	128,013	773,966	265,009	22,377	29,619	8,215	356,966	12,171
1945 to 1949.....	292,807	22,458	29,259	108,134	31,494	6,176	6,430	1,780	83,391	3,685
1940 to 1944.....	40,807	5,053	10,992	5,465	5,270	...	...	...	14,027	...
1939 or earlier.....	40,222	5,049	21,334	...	...	...	...	...	13,839	...
Method of Payment of First Mortgage										
Regular payments required.....	8,354,182	1,251,609	504,098	3,686,723	788,516	226,261	154,177	37,146	1,609,499	96,153
Interest and principal.....	8,091,848	1,215,293	491,846	3,670,687	784,823	222,464	154,177	31,405	1,428,821	92,332
Interest only.....	204,806	32,502	12,252	16,036	...	1,944	...	5,741	134,417	1,914
Principal only.....	57,528	3,814	...	...	3,693	1,853	...	...	46,261	1,907
No regular payments required.....	51,744	20,282	...	...	...	...	...	...	29,919	1,543

Table 8.—CONVENTIONAL FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	8,354,182	1,251,609	504,098	3,686,723	788,516	226,261	154,177	37,146	1,609,499	96,153
Less than $30	784,498	118,253	83,106	294,046	25,077	16,776	7,423	5,741	219,402	14,674
$30 to $39	807,621	121,616	42,746	374,436	39,791	14,706	14,080	...	195,305	4,941
$40 to $49	1,147,012	158,462	83,550	549,226	62,781	33,190	51,668	3,724	177,169	27,242
$50 to $59	1,381,071	229,854	74,231	534,855	101,040	58,125	12,575	5,524	345,300	19,537
$60 to $69	1,096,152	109,178	60,803	519,813	137,327	27,603	9,188	11,672	211,431	9,137
$70 to $79	864,976	132,058	34,159	394,658	82,070	26,168	30,876	...	161,181	3,806
$80 to $89	579,664	79,313	23,420	278,853	64,583	17,345	21,708	1,159	85,233	8,050
$90 to $99	498,994	48,867	44,055	258,345	83,794	12,433	1,076	2,584	46,563	1,277
$100 to $119	613,545	106,075	32,983	259,016	90,401	13,956	1,892	5,503	98,116	5,603
$120 to $149	290,981	54,779	21,679	116,895	61,359	3,900	1,892	...	28,591	1,886
$150 to $199	193,440	46,338	3,366	77,671	34,535	2,059	...	1,239	28,232	...
$200 or more	96,228	46,816	...	28,909	5,758	...	1,799	...	12,946	...
Median.....dollars..	61	60	56	62	73	58	53	...	56	51
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Current Status of First Mortgage Payments										
Current or ahead of schedule	7,696,675	1,204,397	489,966	3,344,298	768,760	151,821	145,786	37,146	1,462,161	92,340
Delinquent	657,507	47,212	14,132	342,425	19,756	74,440	8,391	...	147,338	3,813
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Servicing of First Mortgage										
By holder	7,525,497	1,249,875	485,899	3,627,370	477,398	198,351	154,177	30,973	1,220,858	80,596
By agent	880,429	22,016	18,199	59,353	311,118	27,910	...	6,173	418,560	17,100
Location of First Mortgage Holder										
Property inside SMSA	5,614,598	675,828	395,994	2,569,698	651,132	124,339	104,730	37,146	1,011,094	44,637
Holder in--										
Same division	5,246,226	666,696	395,994	2,559,867	366,568	123,040	101,236	34,020	957,755	41,050
Different division	368,372	9,132	...	9,831	284,564	1,299	3,494	3,126	53,339	3,587
Holder outside United States	...	...	...	...	...	...	...	...	...	...
Property outside SMSA	2,791,328	596,063	108,104	1,117,025	137,384	101,922	49,447	...	628,324	53,059
Holder in--										
Same division	2,658,507	590,593	108,104	1,100,636	106,901	59,176	42,038	...	601,799	49,260
Different division	132,821	5,470	...	16,389	30,483	42,746	7,409	...	26,525	3,799
Holder outside United States	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	5,745,479	629,969	367,135	2,441,241	580,675	197,057	113,248	20,427	1,335,147	60,580
Less than 40 percent	436,333	97,084	55,861	148,184	49,507	4,982	930	1,779	67,400	10,606
40 to 49 percent	435,885	102,235	20,937	190,298	72,900	2,416	3,454	2,023	37,041	4,581
50 to 59 percent	859,281	140,477	71,928	389,888	132,136	12,317	10,422	1,779	95,159	5,175
60 to 69 percent	1,407,738	141,706	118,038	757,980	188,808	53,285	13,133	8,632	119,578	6,578
70 to 79 percent	1,127,878	61,040	66,149	690,324	97,021	21,669	18,184	1,375	166,320	5,796
80 to 84 percent	421,094	32,170	18,124	133,344	19,292	6,366	11,115	...	200,683	...
85 to 89 percent	284,720	12,269	10,687	64,683	4,986	17,757	13,126	...	157,656	3,556
90 to 94 percent	276,166	12,236	5,411	22,656	2,312	10,244	24,271	1,779	184,233	13,024
95 to 99 percent	138,436	6,031	...	11,132	3,760	20,588	11,092	1,375	82,646	1,812
100 percent or more	357,948	24,721	...	32,752	9,953	47,433	7,521	1,685	224,431	9,452
Median.....percent..	68	58	63	66	62	83	85	...	85	76
Other properties	2,660,447	641,922	136,963	1,245,482	207,841	29,204	40,929	16,719	304,271	37,116
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	5,745,479	629,969	367,135	2,441,241	580,675	197,057	113,248	20,427	1,335,147	60,580
Less than 40 percent	416,954	95,209	55,861	139,905	45,008	4,982	930	1,779	62,674	10,606
40 to 49 percent	374,170	94,851	19,033	148,515	72,900	2,416	3,454	2,023	28,289	2,689
50 to 59 percent	767,365	133,554	71,928	331,257	123,334	10,464	10,422	1,779	80,995	3,632
60 to 69 percent	1,264,005	132,872	111,014	658,856	176,056	53,231	10,888	7,351	107,159	6,578
70 to 79 percent	1,085,543	66,063	55,477	651,341	105,350	16,261	15,939	1,375	166,049	7,688
80 to 84 percent	467,874	33,872	20,147	175,068	14,899	6,366	11,115	...	206,407	...
85 to 89 percent	355,022	15,860	18,428	114,615	11,667	17,757	15,371	1,281	154,944	5,099
90 to 94 percent	362,841	21,486	8,388	83,521	6,030	12,767	22,996	1,779	192,850	13,024
95 to 99 percent	201,379	6,031	2,977	58,989	9,599	21,770	11,092	1,375	87,734	1,812
100 percent or more	450,326	30,171	3,882	79,174	15,832	51,043	11,041	1,685	248,046	9,452
Median.....percent..	70	59	63	69	63	86	86	...	86	79
Other properties	2,660,447	641,922	136,963	1,245,482	207,841	29,204	40,929	16,719	304,271	37,116
Total Outstanding Debt as Percent of Value										
Less than 20 percent	1,429,877	334,410	118,687	530,821	93,673	20,100	16,638	5,338	276,892	33,318
20 to 29 percent	1,027,475	235,515	58,113	379,595	142,137	8,910	5,382	9,037	177,689	11,097
30 to 39 percent	1,219,054	195,724	91,619	598,056	146,128	16,756	25,035	8,147	135,751	1,838
40 to 49 percent	1,196,837	178,221	70,119	543,960	137,053	64,331	11,101	3,262	173,470	15,320
50 to 59 percent	1,165,011	141,359	81,978	612,549	126,348	18,855	14,396	5,688	152,205	11,633
60 to 69 percent	990,614	104,519	44,014	511,027	81,623	12,905	15,902	3,018	209,420	8,186
70 to 79 percent	696,787	38,693	25,032	325,105	40,270	31,269	19,845	1,375	208,297	6,901
80 to 89 percent	411,388	26,914	12,558	118,861	10,470	19,356	33,503	1,281	183,556	4,889
90 to 99 percent	186,186	12,737	1,978	51,353	5,166	22,943	8,031	...	82,704	1,274
100 percent or more	82,697	3,799	...	15,396	5,648	10,836	4,344	...	39,434	3,240
Median.....percent..	44	33	38	46	41	52	63	...	54	42

Table 8.—CONVENTIONAL FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	574,418	111,617	8,679	139,719	7,518	30,281	4,151	...	253,673	18,780
$5,000 to $7,400	983,020	154,707	15,819	347,559	17,920	82,118	11,063	...	330,601	23,233
$7,500 to $9,900	936,705	160,513	31,502	383,982	18,388	26,688	17,877	3,637	285,898	8,220
$10,000 to $12,400	1,266,000	190,301	77,941	560,644	46,878	35,789	17,256	8,727	309,569	18,895
$12,500 to $14,900	785,918	92,874	61,530	418,389	46,312	20,006	21,197	6,796	112,103	6,711
$15,000 to $17,400	1,050,172	113,723	64,793	588,598	111,205	7,070	24,578	3,910	126,525	9,770
$17,500 to $19,900	697,978	81,548	57,980	371,771	81,114	8,382	17,998	1,812	69,086	8,287
$20,000 to $24,900	892,187	130,394	94,561	416,622	146,535	3,275	19,208	3,103	74,689	3,800
$25,000 to $34,900	786,719	119,039	65,467	348,871	175,159	12,652	12,052	3,154	50,325	...
$35,000 or more	432,809	117,175	25,826	110,568	137,487	...	8,797	6,007	26,949	...
Median.....dollars..	13,900	13,000	17,200	15,000	22,200	7,600	15,600	...	9,600	9,600
Year Built										
1958 and 1959	833,038	93,828	59,779	439,751	83,588	39,025	15,980	...	86,200	14,887
1955 to 1957	1,388,558	189,724	84,729	678,308	191,098	77,094	25,113	5,190	122,340	14,962
1950 to 1954	1,558,469	179,086	89,994	721,711	241,017	38,714	42,033	11,943	226,387	7,584
1940 to 1949	1,473,037	244,721	83,501	565,935	158,828	31,953	34,327	1,858	329,062	22,852
1930 to 1939	728,038	102,753	50,385	283,971	49,581	9,284	11,621	3,723	211,062	5,658
1929 or earlier	2,424,786	461,779	135,710	997,047	64,404	30,191	25,103	14,432	664,367	31,753
New or Previously Occupied										
New	3,352,747	515,880	249,061	1,560,992	503,270	128,233	50,039	15,823	291,304	38,145
Previously occupied	5,053,179	756,011	255,037	2,125,731	285,246	98,028	104,138	21,323	1,348,114	59,551
Number of Mortgages on Property										
1 mortgage	7,765,760	1,226,835	476,428	3,285,993	739,549	213,967	148,412	34,007	1,546,308	94,261
2 mortgages	625,921	45,056	27,670	389,673	48,967	12,294	5,765	3,139	89,922	3,435
3 mortgages or more	14,245	...	...	11,057	...	...	...	...	3,188	...
Condition										
Not dilapidated	8,271,125	1,248,904	499,258	3,647,881	784,218	222,546	154,177	37,146	1,584,814	92,181
Dilapidated	134,801	22,987	4,840	38,842	4,298	3,715	...	...	54,604	5,515
Property Location										
Inside SMSA's	5,614,598	675,828	395,994	2,569,698	651,132	124,339	104,730	37,146	1,011,094	44,637
Inside central city	2,251,039	208,948	130,720	1,000,783	292,155	71,906	48,413	8,732	466,237	23,145
Outside central city	3,363,559	466,880	265,274	1,568,915	358,977	52,433	56,317	28,414	544,857	21,492
Outside SMSA's	2,791,328	596,063	108,104	1,117,025	137,384	101,922	49,447	...	628,324	53,059
Real Estate Tax per $1,000 Value										
Acquired before 1959	7,141,456	1,118,802	438,027	3,136,834	722,611	164,951	116,347	37,146	1,336,199	70,539
Less than $5	973,865	207,773	11,602	334,611	56,837	83,649	15,708	7,277	241,083	15,325
$5 to $9	1,496,466	252,069	40,287	729,533	111,538	28,235	20,469	5,458	283,516	25,361
$10 to $14	1,865,061	254,205	72,259	860,863	238,671	20,795	31,570	10,326	366,110	10,262
$15 to $19	1,423,909	202,714	98,441	639,012	209,405	21,219	21,718	7,871	213,696	9,833
$20 to $24	741,386	95,808	94,283	352,081	68,180	...	14,459	2,490	106,400	7,685
$25 to $29	313,137	55,256	62,703	101,483	30,438	2,176	7,109	1,780	50,119	2,073
$30 to $39	215,514	29,862	45,864	72,487	5,734	3,743	1,704	1,944	54,176	...
$40 or more	112,118	21,115	12,588	46,764	1,808	5,134	3,610	...	21,099	...
Median.....dollars..	13	12	20	13	14	5	13	...	12	9
Acquired 1959 and 1960 (part)	1,264,470	153,089	66,071	549,889	65,905	61,310	37,830	...	303,219	27,157
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	7,141,456	1,118,802	438,027	3,136,834	722,611	164,951	116,347	37,146	1,336,199	70,539
Less than 5 percent	32,200	8,218	...	11,687	...	1,808	...	...	10,487	...
5 to 9 percent	411,665	69,930	22,894	160,804	67,157	3,607	10,036	1,779	73,679	1,779
10 to 14 percent	1,361,944	234,047	84,055	569,357	186,945	17,271	31,474	8,728	217,233	12,834
15 to 19 percent	1,788,492	292,093	111,080	763,866	201,944	30,748	24,202	13,214	333,551	17,794
20 to 24 percent	1,405,589	197,643	89,487	643,061	112,522	63,117	16,824	7,359	261,843	13,733
25 to 29 percent	834,411	101,305	51,445	423,186	62,409	10,768	17,988	4,254	155,113	7,943
30 to 34 percent	387,027	67,464	22,265	157,918	32,459	14,230	5,927	1,812	79,293	5,659
35 to 39 percent	229,885	38,450	14,578	92,677	25,223	3,570	...	...	53,279	2,108
40 percent or more	690,243	109,652	42,223	314,278	33,952	19,832	9,896	...	151,721	8,689
Median.....percent..	20	19	20	20	18	22	18	...	21	21
Acquired 1959 and 1960 (part)	1,264,470	153,089	66,071	549,889	65,905	61,310	37,830	...	303,219	27,157

Table 8.—CONVENTIONAL FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	493,733	50,016	23,830	189,530	14,225	19,475	1,892	...	180,372	14,393
$2,000 to $2,999	368,217	75,891	14,613	126,636	19,205	21,247	1,874	...	100,336	8,415
$3,000 to $3,999	603,120	99,714	16,785	216,347	25,818	33,039	17,697	3,835	176,695	13,190
$4,000 to $4,999	960,250	175,504	35,528	412,444	37,739	26,136	15,314	...	244,056	13,529
$5,000 to $5,999	1,257,793	172,869	68,729	599,488	49,380	59,629	17,375	7,257	270,214	12,852
$6,000 to $6,999	1,087,993	171,238	70,408	502,656	57,177	16,243	23,233	4,882	231,463	10,693
$7,000 to $7,999	851,667	79,857	61,033	408,003	81,514	23,993	29,588	3,745	154,293	9,641
$8,000 to $8,999	704,001	110,404	51,646	346,523	69,296	11,903	16,765	6,214	81,760	9,490
$9,000 to $9,999	455,412	75,509	24,692	222,761	59,675	6,536	11,511	1,887	50,927	1,914
$10,000 to $11,999	646,265	92,616	45,187	313,794	112,731	1,853	15,221	2,584	62,279	...
$12,000 to $14,999	438,061	68,403	52,926	168,455	91,641	3,349	1,907	3,183	46,397	1,800
$15,000 or more	539,414	99,870	38,721	180,086	170,115	2,858	1,800	3,559	40,626	1,779
Median.....dollars..	6,500	6,400	7,400	6,600	9,700	5,200	7,000	...	5,400	5,000
Age of Head										
Under 25 years	153,695	27,313	1,683	58,090	3,505	1,274	4,223	3,637	50,769	3,201
25 to 34 years	1,911,294	232,849	86,903	866,973	130,357	98,280	69,836	14,243	394,492	17,361
35 to 44 years	2,489,069	384,242	168,504	1,030,399	289,121	55,150	46,885	12,549	472,654	29,565
45 to 64 years	3,280,792	543,200	200,773	1,469,559	332,258	61,641	31,341	6,717	598,462	36,841
65 years and over	571,076	84,287	46,235	261,702	33,275	9,916	1,892	...	123,041	10,728
Median	44	45	45	44	44	37	36	...	43	45
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	7,289,008	1,097,086	419,356	3,208,252	711,540	199,837	139,993	32,242	1,395,783	84,919
Under 45 years	4,139,798	573,563	222,430	1,802,028	394,276	145,266	111,138	28,650	814,565	47,882
With own children under 18	3,632,952	499,778	186,730	1,531,457	369,633	138,261	101,724	25,388	738,400	41,581
No own children under 18	506,846	73,785	35,700	270,571	24,643	7,005	9,414	3,262	76,165	6,301
45 to 64 years	2,780,498	479,383	172,026	1,236,623	291,418	48,543	26,963	3,592	495,641	26,309
With own children under 18	1,366,153	234,997	91,061	622,413	125,497	29,719	16,128	...	232,619	13,719
No own children under 18	1,414,345	244,386	80,965	614,210	165,921	18,824	10,835	3,592	263,022	12,590
65 years and over	368,712	44,140	24,900	169,601	25,846	6,028	1,892	...	85,577	10,728
Other households with 2 or more persons	763,159	124,934	62,512	335,541	45,601	16,249	8,853	4,904	157,778	6,787
Under 65 years	653,044	102,605	46,176	280,422	43,793	14,305	8,853	4,904	145,199	6,787
65 years and over	110,115	22,329	16,336	55,119	1,808	1,944	...	...	12,579	...
Households with 1 person	353,759	49,871	22,230	142,930	31,375	10,175	5,331	...	85,857	5,990
Under 65 years	261,510	32,053	17,231	105,948	25,754	8,231	5,331	...	60,972	5,990
65 years and over	92,249	17,818	4,999	36,982	5,621	1,944	...	...	24,885	...
Color of Head										
White	7,949,062	1,226,629	491,388	3,517,232	774,895	196,706	150,495	37,146	1,471,674	82,897
Nonwhite	456,864	45,262	12,710	169,491	13,621	29,555	3,682	...	167,744	14,799
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	3,122,307	397,435	160,150	1,350,812	228,745	145,728	81,425	8,410	712,467	37,135
Less than 1.0	303,612	64,929	5,497	76,177	8,225	11,023	5,843	3,464	121,455	6,999
1.0 to 1.4	535,815	59,168	15,395	179,265	25,128	62,594	16,324	...	163,573	14,368
1.5 to 1.9	709,338	83,222	54,788	311,753	65,820	28,132	19,383	1,281	138,129	6,830
2.0 to 2.4	698,686	83,944	43,064	328,890	52,573	18,024	10,749	1,886	158,279	1,277
2.5 to 2.9	368,705	40,988	13,963	199,967	29,543	10,292	18,975	1,779	52,423	775
3.0 to 3.4	166,036	13,385	17,301	94,319	15,380	5,059	1,076	...	18,334	1,182
3.5 to 3.9	118,400	25,659	5,372	42,879	8,772	901	3,454	...	29,419	1,944
4.0 or more	221,715	26,140	4,770	117,562	23,304	9,703	5,621	...	30,855	3,760
Median.....ratio..	2.0	1.9	2.1	2.2	2.1	1.5	2.0	...	1.8	...
Other properties	5,283,619	874,456	343,948	2,335,911	559,771	80,533	72,752	28,736	926,951	60,561
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	8,354,182	1,251,609	504,098	3,686,723	788,516	226,261	154,177	37,146	1,609,499	96,153
Less than 5 percent	612,666	93,557	79,382	203,551	73,815	7,443	10,262	3,685	137,286	3,685
5 to 9 percent	2,669,453	403,655	217,766	1,208,715	368,669	19,189	59,920	21,242	341,083	29,214
10 to 14 percent	2,719,336	389,294	127,499	1,248,379	224,466	105,483	54,025	9,821	534,601	25,768
15 to 19 percent	1,156,256	163,752	36,498	553,921	66,874	36,612	18,784	2,398	264,867	12,550
20 to 24 percent	486,098	81,445	23,074	223,997	19,616	32,103	3,729	...	98,872	3,262
25 to 29 percent	240,138	48,192	9,526	61,071	13,100	9,572	...	...	92,824	5,853
30 to 34 percent	115,156	22,322	1,906	40,880	5,126	1,853	...	...	41,641	1,428
35 to 39 percent	81,481	10,569	1,763	35,320	4,574	3,851	1,874	...	19,845	3,685
40 percent or more	273,598	38,823	6,684	110,889	12,276	10,155	5,583	...	78,480	10,708
Median.....percent..	12	12	9	12	9	14	11	...	13	13
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Veteran Status										
Korean War service	709,982	46,386	30,325	298,098	62,153	67,448	38,520	...	155,126	11,926
Korean War service only	497,249	36,451	20,673	205,062	27,893	59,224	25,684	...	113,410	8,852
Korean War and other service	212,733	9,935	9,652	93,036	34,260	8,224	12,836	...	41,716	3,074
Other service	3,139,269	528,053	174,633	1,374,706	361,901	55,546	84,605	21,858	501,236	36,731
With World War II service	2,692,347	447,687	152,114	1,160,120	324,154	47,798	82,699	21,858	422,373	33,544
No World War II service	446,922	80,366	22,519	214,586	37,747	7,748	1,906	...	78,863	3,187
Nonveteran	4,556,675	697,452	299,140	2,013,919	364,462	103,267	31,052	15,288	983,056	49,039

[1] Income of owner and relatives living with him.

Table 8.—CONVENTIONAL FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	574,418	111,617	8,679	139,719	7,518	30,281	4,151	...	253,673	18,780
$5,000 to $7,400	983,020	154,707	15,819	347,559	17,920	82,118	11,063	...	330,601	23,233
$7,500 to $9,900	936,705	160,513	31,502	383,982	18,388	26,688	17,877	3,637	285,898	8,220
$10,000 to $12,400	1,266,000	190,301	77,941	560,644	46,878	35,789	17,256	8,727	309,569	18,895
$12,500 to $14,900	785,918	92,874	61,530	418,389	46,312	20,006	21,197	6,796	112,103	6,711
$15,000 to $17,400	1,050,172	113,723	64,793	588,598	111,205	7,070	24,578	3,910	126,525	9,770
$17,500 to $19,900	697,978	81,548	57,980	371,771	81,114	8,382	17,998	1,812	69,086	8,287
$20,000 to $24,900	892,187	130,394	94,561	416,622	146,535	3,275	19,208	3,103	74,689	3,800
$25,000 to $34,900	786,719	119,039	65,467	348,871	175,159	12,652	12,052	3,154	50,325	...
$35,000 or more	432,809	117,175	25,826	110,568	137,487	...	8,797	6,007	26,949	...
Median.....dollars..	13,900	13,000	17,200	15,000	22,200	7,600	15,600	...	9,600	9,600
Year Built										
1958 and 1959	833,038	93,828	59,779	439,751	83,588	39,025	15,980	...	86,200	14,887
1955 to 1957	1,388,558	189,724	84,729	678,308	191,098	77,094	25,113	5,190	122,340	14,962
1950 to 1954	1,558,469	179,086	89,994	721,711	241,017	38,714	42,033	11,943	226,387	7,584
1940 to 1949	1,473,037	244,721	83,501	565,935	158,828	31,953	34,327	1,858	329,062	22,852
1930 to 1939	728,038	102,753	50,385	283,971	49,581	9,284	11,621	3,723	211,062	5,658
1929 or earlier	2,424,786	461,779	135,710	997,047	64,404	30,191	25,103	14,432	664,367	31,753
New or Previously Occupied										
New	3,352,747	515,880	249,061	1,560,992	503,270	128,233	50,039	15,823	291,304	38,145
Previously occupied	5,053,179	756,011	255,037	2,125,731	285,246	98,028	104,138	21,323	1,348,114	59,551
Number of Mortgages on Property										
1 mortgage	7,765,760	1,226,835	476,428	3,285,993	739,549	213,967	148,412	34,007	1,546,308	94,261
2 mortgages	625,921	45,056	27,670	389,673	48,967	12,294	5,765	3,139	89,922	3,435
3 mortgages or more	14,245	...	...	11,057	...	...	...	...	3,188	...
Condition										
Not dilapidated	8,271,125	1,248,904	499,258	3,647,881	784,218	222,546	154,177	37,146	1,584,814	92,181
Dilapidated	134,801	22,987	4,840	38,842	4,298	3,715	...	...	54,604	5,515
Property Location										
Inside SMSA's	5,614,598	675,828	395,994	2,569,698	651,132	124,339	104,730	37,146	1,011,094	44,637
Inside central city	2,251,039	208,948	130,720	1,000,783	292,155	71,906	48,413	8,732	466,237	23,145
Outside central city	3,363,559	466,880	265,274	1,568,915	358,977	52,433	56,317	28,414	544,857	21,492
Outside SMSA's	2,791,328	596,063	108,104	1,117,025	137,384	101,922	49,447	...	628,324	53,059
Real Estate Tax per $1,000 Value										
Acquired before 1959	7,141,456	1,118,802	438,027	3,136,834	722,611	164,951	116,347	37,146	1,336,199	70,539
Less than $5	973,865	207,773	11,602	334,611	56,837	83,649	15,708	7,277	241,083	15,325
$5 to $9	1,496,466	252,069	40,287	729,533	111,538	28,235	20,469	5,458	283,516	25,361
$10 to $14	1,865,061	254,205	72,259	860,863	238,671	20,795	31,570	10,326	366,110	10,262
$15 to $19	1,423,909	202,714	98,441	639,012	209,405	21,219	21,718	7,871	213,696	9,833
$20 to $24	741,386	95,808	94,283	352,081	68,180	...	14,459	2,490	106,400	7,685
$25 to $29	313,137	55,256	62,703	101,483	30,438	2,176	7,109	1,780	50,119	2,073
$30 to $39	215,514	29,862	45,864	72,487	5,734	3,743	1,704	1,944	54,176	...
$40 or more	112,118	21,115	12,588	46,764	1,808	5,134	3,610	...	21,099	...
Median.....dollars..	13	12	20	13	14	5	13	...	12	9
Acquired 1959 and 1960 (part)	1,264,470	153,089	66,071	549,889	65,905	61,310	37,830	...	303,219	27,157
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	7,141,456	1,118,802	438,027	3,136,834	722,611	164,951	116,347	37,146	1,336,199	70,539
Less than 5 percent	32,200	8,218	...	11,687	...	1,808	...	...	10,487	...
5 to 9 percent	411,665	69,930	22,894	160,804	67,157	3,607	10,036	1,779	73,679	1,779
10 to 14 percent	1,361,944	234,047	84,055	569,357	186,945	17,271	31,474	8,728	217,233	12,834
15 to 19 percent	1,788,492	292,093	111,080	763,866	201,944	30,748	24,202	13,214	333,551	17,794
20 to 24 percent	1,405,589	197,643	89,487	643,061	112,522	63,117	16,824	7,359	261,843	13,733
25 to 29 percent	834,411	101,305	51,445	423,186	62,409	10,768	17,988	4,254	155,113	7,943
30 to 34 percent	387,027	67,464	22,265	157,918	32,459	14,230	5,927	1,812	79,293	5,659
35 to 39 percent	229,885	38,450	14,578	92,677	25,223	3,570	...	...	53,279	2,108
40 percent or more	690,243	109,652	42,223	314,278	33,952	19,832	9,896	...	151,721	8,689
Median.....percent..	20	19	20	20	18	22	18	...	21	21
Acquired 1959 and 1960 (part)	1,264,470	153,089	66,071	549,889	65,905	61,310	37,830	...	303,219	27,157

Table 8.—CONVENTIONAL FIRST MORTGAGES BY HOLDER OF MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage: Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	493,733	50,016	23,830	189,530	14,225	19,475	1,892	...	180,372	14,393
$2,000 to $2,999	368,217	75,891	14,613	126,636	19,205	21,247	1,874	...	100,336	8,415
$3,000 to $3,999	603,120	99,714	16,785	216,347	25,818	33,039	17,697	3,835	176,695	13,190
$4,000 to $4,999	960,250	175,504	35,528	412,444	37,739	26,136	15,314	...	244,056	13,529
$5,000 to $5,999	1,257,793	172,869	68,729	599,488	49,380	59,629	17,375	7,257	270,214	12,852
$6,000 to $6,999	1,087,993	171,238	70,408	502,656	57,177	16,243	23,233	4,882	231,463	10,693
$7,000 to $7,999	851,667	79,857	61,033	408,003	81,514	23,993	29,588	3,745	154,293	9,641
$8,000 to $8,999	704,001	110,404	51,646	346,523	69,296	11,903	16,765	6,214	81,760	9,490
$9,000 to $9,999	455,412	75,509	24,692	222,761	59,675	6,536	11,511	1,887	50,927	1,914
$10,000 to $11,999	646,265	92,616	45,187	313,794	112,731	1,853	15,221	2,584	62,279	...
$12,000 to $14,999	438,061	68,403	52,926	168,455	91,641	3,349	1,907	3,183	46,397	1,800
$15,000 or more	539,414	99,870	38,721	180,086	170,115	2,858	1,800	3,559	40,626	1,779
Median.....dollars	6,500	6,400	7,400	6,600	9,700	5,200	7,000	...	5,400	5,000
Age of Head										
Under 25 years	153,695	27,313	1,683	58,090	3,505	1,274	4,223	3,637	50,769	3,201
25 to 34 years	1,911,294	232,849	86,903	866,973	130,357	98,280	69,836	14,243	394,492	17,361
35 to 44 years	2,489,069	384,242	168,504	1,030,399	289,121	55,150	46,885	12,549	472,654	29,565
45 to 64 years	3,280,792	543,200	200,773	1,469,559	332,258	61,641	31,341	6,717	598,462	36,841
65 years and over	571,076	84,287	46,235	261,702	33,275	9,916	1,892	...	123,041	10,728
Median	44	45	45	44	44	37	36	...	43	45
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	7,289,008	1,097,086	419,356	3,208,252	711,540	199,837	139,993	32,242	1,395,783	84,919
Under 45 years	4,139,798	573,563	222,430	1,802,028	394,276	145,266	111,138	28,650	814,565	47,882
With own children under 18	3,632,952	499,778	186,730	1,531,457	369,633	138,261	101,724	25,388	738,400	41,581
No own children under 18	506,846	73,785	35,700	270,571	24,643	7,005	9,414	3,262	76,165	6,301
45 to 64 years	2,780,498	479,383	172,026	1,236,623	291,418	48,543	26,963	3,592	495,641	26,309
With own children under 18	1,366,153	234,997	91,061	622,413	125,497	29,719	16,128	...	232,619	13,719
No own children under 18	1,414,345	244,386	80,965	614,210	165,921	18,824	10,835	3,592	263,022	12,590
65 years and over	368,712	44,140	24,900	169,601	25,846	6,028	1,892	...	85,577	10,728
Other households with 2 or more persons	763,159	124,934	62,512	335,541	45,601	16,249	8,853	4,904	157,778	6,787
Under 65 years	653,044	102,605	46,176	280,422	43,793	14,305	8,853	4,904	145,199	6,787
65 years and over	110,115	22,329	16,336	55,119	1,808	1,944	...	...	12,579	...
Households with 1 person	353,759	49,871	22,230	142,930	31,375	10,175	5,331	...	85,857	5,990
Under 65 years	261,510	32,053	17,231	105,948	25,754	8,231	5,331	...	60,972	5,990
65 years and over	92,249	17,818	4,999	36,982	5,621	1,944	...	...	24,885	...
Color of Head										
White	7,949,062	1,226,629	491,388	3,517,232	774,895	196,706	150,495	37,146	1,471,674	82,897
Nonwhite	456,864	45,262	12,710	169,491	13,621	29,555	3,682	...	167,744	14,799
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	3,122,307	397,435	160,150	1,350,812	228,745	143,728	81,425	8,410	712,467	37,135
Less than 1.0	303,612	64,929	5,497	76,177	8,225	11,023	5,843	3,464	121,455	6,999
1.0 to 1.4	535,815	59,168	15,395	179,265	25,128	62,594	16,324	...	163,573	14,368
1.5 to 1.9	709,338	83,222	54,788	311,753	65,820	28,132	19,383	1,281	138,129	6,830
2.0 to 2.4	698,686	83,944	43,064	328,890	52,573	18,024	10,749	1,886	158,279	1,277
2.5 to 2.9	368,705	40,988	13,963	199,967	29,543	10,292	18,975	1,779	52,423	775
3.0 to 3.4	166,036	13,385	17,301	94,319	15,380	5,059	1,076	...	18,334	1,182
3.5 to 3.9	118,400	25,659	5,372	42,879	8,772	901	3,454	...	29,419	1,944
4.0 or more	221,715	26,140	4,770	117,562	23,304	9,703	5,621	...	30,855	3,760
Median.....ratio	2.0	1.9	2.1	2.2	2.1	1.5	2.0	...	1.8	...
Other properties	5,283,619	874,456	343,948	2,335,911	559,771	80,533	72,752	28,736	926,951	60,561
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	8,354,182	1,251,609	504,098	3,686,723	788,516	226,261	154,177	37,146	1,609,499	96,153
Less than 5 percent	612,666	93,557	79,382	203,551	73,815	7,443	10,262	3,685	137,286	3,685
5 to 9 percent	2,669,453	403,655	217,766	1,208,715	368,669	19,189	59,920	21,242	341,083	29,214
10 to 14 percent	2,719,336	389,294	127,499	1,248,379	224,466	105,483	54,025	9,821	534,601	25,768
15 to 19 percent	1,156,256	163,752	36,498	553,921	66,874	36,612	18,784	2,398	264,867	12,550
20 to 24 percent	486,098	81,445	23,074	223,997	19,616	32,103	3,729	...	98,872	3,262
25 to 29 percent	240,138	48,192	9,526	61,071	13,100	9,572	...	...	92,824	5,853
30 to 34 percent	115,156	22,322	1,906	40,880	5,126	1,853	...	...	41,641	1,428
35 to 39 percent	81,481	10,569	1,763	35,320	4,574	3,851	1,874	...	19,845	3,685
40 percent or more	273,598	38,823	6,684	110,889	12,276	10,155	5,583	...	78,480	10,708
Median.....percent	12	12	9	12	9	14	11	...	13	13
No regular payments required	51,744	20,282	...	...	...	...	...	...	29,919	1,543
Veteran Status										
Korean War service	709,982	46,386	30,325	298,098	62,153	67,448	38,520	...	155,126	11,926
Korean War service only	497,249	36,451	20,673	205,062	27,893	59,224	25,684	...	113,410	8,852
Korean War and other service	212,733	9,935	9,652	93,036	34,260	8,224	12,836	...	41,716	3,074
Other service	3,139,269	528,053	174,633	1,374,706	361,901	55,546	84,605	21,858	501,236	36,731
With World War II service	2,692,347	447,687	152,114	1,160,120	324,154	47,798	82,699	21,858	422,373	33,544
No World War II service	446,922	80,366	22,519	214,586	37,747	7,748	1,906	...	78,863	3,187
Nonveteran	4,556,675	697,452	299,140	2,013,919	364,462	103,267	31,052	15,288	983,056	49,039

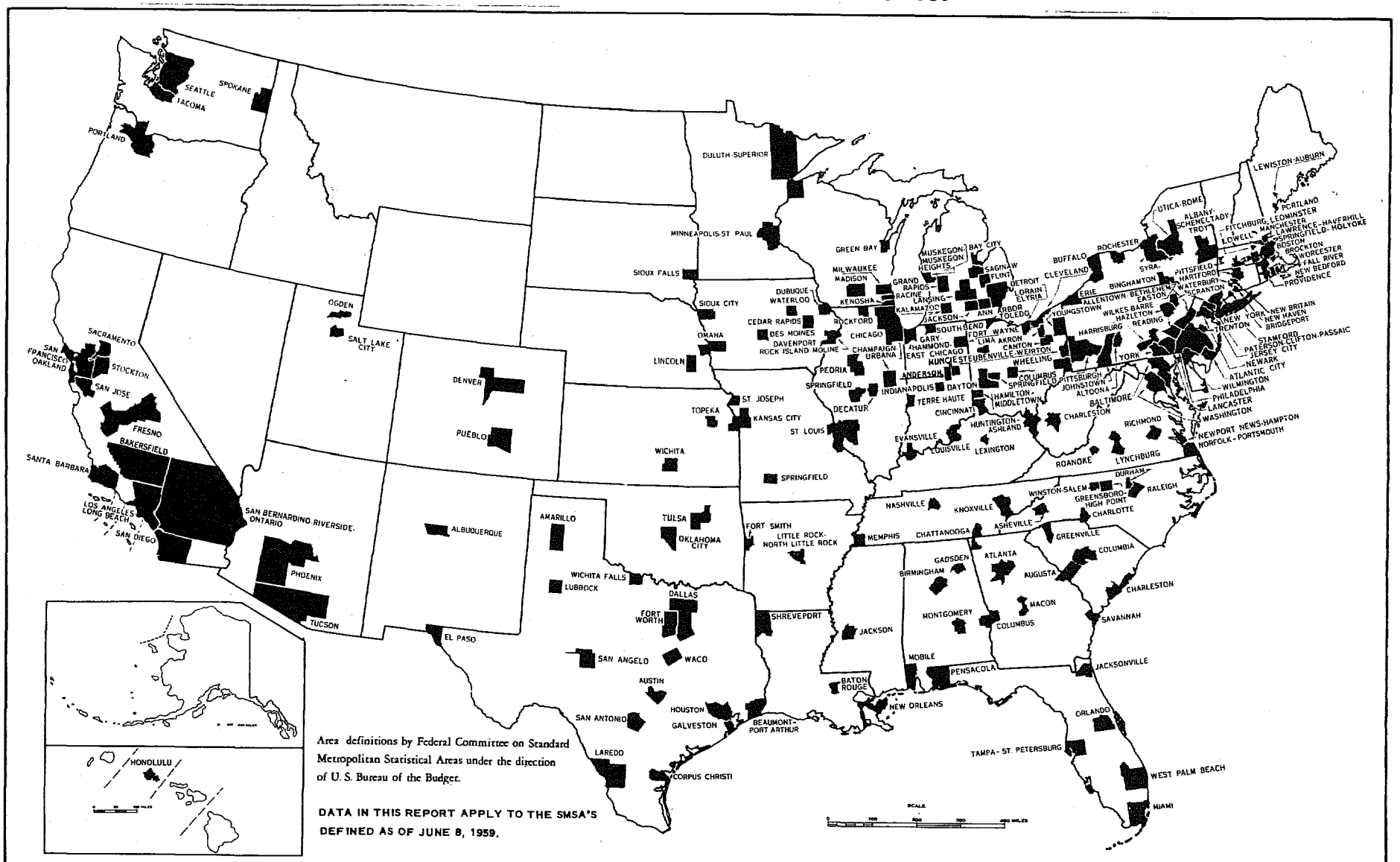
[1] Income of owner and relatives living with him.

Chapter 2

UNITED STATES—INSIDE SMSA'S

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	33
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	35
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	41
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	43
5.	Holder of first mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	44

STANDARD METROPOLITAN STATISTICAL AREAS: 1959



DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	18,259,237	6,801,494	11,457,743
Total 1-dwelling-unit properties.....	16,098,378	5,705,831	10,392,547
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000.....	712,721	477,815	234,906
$5,000 to $7,400.....	1,500,971	862,161	638,810
$7,500 to $9,900.....	1,978,536	875,678	1,102,858
$10,000 to $12,400.....	2,904,823	1,084,764	1,820,059
$12,500 to $14,900.....	2,064,502	495,328	1,569,174
$15,000 to $17,400.....	2,426,219	618,267	1,807,952
$17,500 to $19,900.....	1,396,412	360,472	1,035,940
$20,000 to $24,900.....	1,413,203	375,677	1,037,526
$25,000 to $34,900.....	1,077,165	342,236	734,929
$35,000 or more.....	623,826	213,433	410,393
Median.....dollars..	13,700	11,500	14,700
Year Built			
1958 and 1959.....	1,005,707	87,260	918,447
1955 to 1957.....	2,293,086	304,754	1,988,332
1950 to 1954.....	3,391,701	627,788	2,763,913
1940 to 1949.....	2,936,473	940,498	1,995,975
1930 to 1939.....	1,445,056	751,336	693,720
1929 or earlier.....	5,026,355	2,994,195	2,032,160
Condition			
Not dilapidated.....	15,854,721	5,542,704	10,312,017
Dilapidated.....	243,657	163,127	80,530
Rooms			
Less than 4 rooms.....	443,131	259,104	184,027
4 rooms.....	2,204,697	846,367	1,358,330
5 rooms.....	5,516,156	1,654,489	3,861,667
6 rooms.....	4,775,982	1,660,608	3,115,374
7 rooms.....	1,828,543	664,783	1,163,760
8 rooms or more.....	1,329,869	620,480	709,389
Median.....	5.5	5.6	5.4
Purchase Price as Percent of Value			
Acquired by purchase.....	15,589,165	5,239,817	10,349,348
Purchased 1957 to 1960 (part).....	4,036,657	411,751	3,624,906
Less than 80 percent.....	379,748	74,889	304,859
80 to 89 percent.....	775,953	78,972	696,981
90 to 94 percent.....	760,436	50,110	710,326
95 to 99 percent.....	630,351	33,536	596,815
100 percent or more.....	1,490,169	174,244	1,315,925
Median.....percent..	96	95	96
Purchased 1950 to 1956.....	6,593,574	1,379,953	5,213,621
Less than 60 percent.....	418,419	163,494	254,925
60 to 79 percent.....	1,772,764	374,590	1,398,174
80 to 89 percent.....	1,956,296	340,596	1,615,700
90 to 99 percent.....	1,318,406	225,952	1,092,454
100 percent or more.....	1,127,689	275,321	852,368
Median.....percent..	86	84	86
Purchased 1949 or earlier.....	4,958,934	3,448,113	1,510,821
Less than 40 percent.....	1,477,373	1,174,520	302,853
40 to 59 percent.....	1,500,428	1,098,273	402,155
60 to 79 percent.....	1,138,873	694,955	443,918
80 to 99 percent.....	544,235	278,984	265,251
100 percent or more.....	298,025	201,381	96,644
Median.....percent..	53	50	62
Not acquired by purchase.....	509,213	466,014	43,199
Real Estate Tax			
Acquired before 1959.....	14,495,176	5,533,188	8,961,988
Less than $50.....	1,416,350	752,004	664,346
$50 to $99.....	1,793,399	834,382	959,017
$100 to $149.....	2,243,675	975,733	1,267,942
$150 to $199.....	2,157,591	755,262	1,402,329
$200 to $249.....	1,916,780	639,175	1,277,605
$250 to $299.....	1,336,064	421,451	914,613
$300 to $499.....	2,734,571	828,902	1,905,669
$500 or more.....	896,746	326,279	570,467
Median.....dollars..	192	164	207
Acquired 1959 and 1960 (part).....	1,603,202	172,643	1,430,559

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959.....	14,495,176	5,533,188	8,961,988
Less than $5.....	1,215,669	590,569	625,100
$5 to $9.....	2,261,987	792,814	1,469,173
$10 to $14.....	4,146,009	1,539,088	2,606,921
$15 to $19.....	3,396,977	1,146,425	2,250,552
$20 to $24.....	1,846,626	703,813	1,142,813
$25 to $29.....	849,565	343,770	505,795
$30 to $39.....	518,263	255,091	263,172
$40 or more.....	260,080	161,618	98,462
Median.....dollars..	15	14	15
Acquired 1959 and 1960 (part).....	1,603,202	172,643	1,430,559
OWNER CHARACTERISTICS			
Year Property Acquired			
New.....	6,649,116	2,044,860	4,604,256
1959 and 1960 (part).....	531,593	44,720	486,873
1957 and 1958.....	928,964	100,749	828,215
1955 and 1956.....	1,288,800	212,791	1,076,009
1950 to 1954.....	2,013,416	456,364	1,557,052
1945 to 1949.....	710,098	272,923	437,175
1940 to 1944.....	372,217	239,291	132,926
1939 or earlier.....	804,028	718,022	86,006
Previously occupied.....	9,449,262	3,660,971	5,788,291
1959 and 1960 (part).....	1,071,609	127,923	943,686
1957 and 1958.....	1,576,763	207,042	1,369,721
1955 and 1956.....	1,360,935	221,994	1,138,941
1950 to 1954.....	2,033,321	579,875	1,453,446
1945 to 1949.....	1,302,467	766,311	536,156
1940 to 1944.....	837,517	619,561	217,956
1939 or earlier.....	1,266,650	1,138,265	128,385
Manner of Acquisition			
By purchase or construction.....	15,589,165	5,239,817	10,349,348
Made new mortgage.....	10,952,096	2,370,462	8,581,634
Assumed mortgage from former owner.....	1,912,324	586,559	1,325,765
Assumed mortgage from former owner, made new second mortgage.....	255,642	18,742	236,900
Borrowed, other than mortgage.....	552,222	431,433	120,789
All cash.....	1,916,881	1,832,621	84,260
Not by purchase.....	509,213	466,014	43,199
Gift or inheritance.....	496,024	454,624	41,400
Other.....	13,189	11,390	1,799
Monthly Housing Costs			
Acquired before 1959.....	14,495,176	5,533,188	8,961,988
Less than $30.....	1,576,078	1,567,287	8,791
$30 to $39.....	1,252,601	1,217,907	34,694
$40 to $49.....	1,031,734	935,476	96,258
$50 to $59.....	999,207	714,927	284,280
$60 to $69.....	964,167	443,173	520,994
$70 to $79.....	910,129	232,758	677,371
$80 to $89.....	1,119,871	121,984	997,887
$90 to $99.....	1,155,886	104,646	1,051,240
$100 to $119.....	1,950,569	84,367	1,866,202
$120 to $149.....	1,940,369	51,899	1,888,470
$150 to $199.....	1,093,669	37,319	1,056,350
$200 or more.....	500,896	21,445	479,451
Median.....dollars..	85	40	109
Acquired 1959 and 1960 (part).....	1,603,202	172,643	1,430,559
Annual Housing Costs as Percent of Income			
Acquired before 1959.....	14,495,176	5,533,188	8,961,988
Less than 5 percent.....	779,493	753,416	26,077
5 to 9 percent.....	2,560,992	2,091,332	469,660
10 to 14 percent.....	3,048,863	1,076,299	1,972,564
15 to 19 percent.....	2,950,179	537,230	2,412,949
20 to 24 percent.....	2,141,842	308,590	1,833,252
25 to 29 percent.....	1,127,141	181,298	945,843
30 to 34 percent.....	519,381	100,773	418,608
35 to 39 percent.....	317,102	71,979	245,123
40 percent or more.....	1,050,183	412,271	637,912
Median.....percent..	16	10	19
Acquired 1959 and 1960 (part).....	1,603,202	172,643	1,430,559

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	1,479,287	1,076,994	402,293
$2,000 to $2,999	840,419	525,824	314,595
$3,000 to $3,999	1,031,859	544,311	487,548
$4,000 to $4,999	1,638,915	608,862	1,030,053
$5,000 to $5,999	2,105,117	600,115	1,505,002
$6,000 to $6,999	2,094,042	579,355	1,514,687
$7,000 to $7,999	1,707,260	372,066	1,335,194
$8,000 to $8,999	1,300,262	286,605	1,013,657
$9,000 to $9,999	943,223	183,140	760,083
$10,000 to $11,999	1,232,059	339,819	892,240
$12,000 to $14,999	800,765	233,956	566,809
$15,000 or more	925,170	354,784	570,386
Median.....dollars..	6,500	5,200	7,000
Age of Head			
Under 25 years	198,296	26,289	172,007
25 to 34 years	2,922,739	272,917	2,649,822
35 to 44 years	4,365,421	704,384	3,661,037
45 to 64 years	6,228,756	2,819,720	3,409,036
65 years and over	2,383,166	1,882,521	500,645
Median	47	58	41
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	13,189,176	3,947,694	9,241,482
Under 45 years	6,767,784	786,618	5,981,166
With own children under 18	5,933,608	641,545	5,292,063
No own children under 18	834,176	145,073	689,103
45 to 64 years	5,000,578	2,075,655	2,924,923
With own children under 18	2,149,720	671,014	1,478,706
No own children under 18	2,850,858	1,404,641	1,446,217
65 years and over	1,420,814	1,085,421	335,393
OWNER CHARACTERISTICS—Con.			
Household Composition by Age of Head—Con.			
Other households with 2 or more persons	1,785,541	959,272	826,269
Under 65 years	1,277,594	548,729	728,865
65 years and over	507,947	410,543	97,404
Households with 1 person	1,123,661	798,865	324,796
Under 65 years	669,256	412,308	256,948
65 years and over	454,405	386,557	67,848
Persons			
1 person	1,123,661	798,865	324,796
2 persons	4,319,978	2,347,712	1,972,266
3 persons	3,139,839	1,089,767	2,050,072
4 persons	3,558,479	695,519	2,862,960
5 persons	2,136,251	404,345	1,731,906
6 persons or more	1,820,170	369,623	1,450,547
Veteran Status			
Korean War service	1,377,270	90,900	1,286,370
Korean War service only	841,390	44,218	797,172
Korean War and other service	535,880	46,682	489,198
Other service	6,131,082	1,534,938	4,596,144
With World War II service	4,851,476	750,941	4,100,535
No World War II service	1,279,606	783,997	495,609
Nonveteran	8,590,026	4,079,993	4,510,033

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties..	11,457,743	10,527,424	930,319	2,188,621	1,965,895	146,324	76,402	2,772,170	2,625,190	146,980	6,496,952	5,936,339	560,613
Total 1-dwelling-unit properties.....	10,392,547	9,592,235	800,312	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,614,598	5,171,996	442,602
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000.....	125,715	120,721	4,994	...	...	...	...	1,944	1,944	...	123,771	118,777	4,994
$2,000 to $3,999.....	849,621	772,849	76,772	46,997	41,423	3,716	1,858	25,278	23,422	1,856	777,346	708,004	69,342
$4,000 to $5,999.....	1,390,695	1,223,524	167,171	260,163	206,709	47,298	6,156	164,156	142,859	21,297	966,376	873,956	92,420
$6,000 to $7,999.....	1,593,785	1,419,542	174,243	373,831	292,137	61,505	20,189	415,379	388,285	27,094	804,575	739,120	65,455
$8,000 to $9,999.....	1,945,102	1,801,991	143,111	483,014	437,919	24,454	20,641	593,690	562,561	31,129	868,398	801,511	66,887
$10,000 to $11,999.....	1,674,474	1,586,206	88,268	414,194	405,700	1,247	7,247	613,019	585,871	27,148	647,261	594,635	52,626
$12,000 to $13,999.....	1,313,396	1,243,653	69,743	306,708	291,956	...	14,752	504,803	483,684	21,119	501,885	468,013	33,872
$14,000 to $15,999.....	731,388	697,477	33,911	124,289	122,914	...	1,375	208,678	201,944	6,734	398,421	372,619	25,802
$16,000 to $19,999.....	494,634	464,931	29,703	113,778	111,329	...	2,449	103,445	94,999	8,446	277,411	258,603	18,808
$20,000 to $24,999.....	186,236	182,095	4,141	6,658	6,658	...	...	17,925	17,925	...	161,653	157,512	4,141
$25,000 or more.....	87,501	79,246	8,255	...	...	...	...	...	...	...	87,501	79,246	8,255
Median.....dollars..	9,300	9,400	7,700	9,600	9,900	6,600	8,900	10,400	10,500	9,400	8,300	8,400	7,700
First Mortgage Outstanding Debt													
Less than $2,000.....	977,387	922,942	54,445	83,169	81,311	1,858	...	65,932	64,076	1,856	828,286	777,555	50,731
$2,000 to $3,999.....	1,530,660	1,390,256	140,404	254,607	200,638	52,111	1,858	232,436	223,111	9,325	1,043,617	966,507	77,110
$4,000 to $5,999.....	1,533,082	1,336,527	196,555	366,430	276,978	72,255	17,197	320,545	290,089	30,456	846,107	769,460	76,647
$6,000 to $7,999.....	1,724,881	1,600,073	124,808	335,330	299,857	10,749	24,724	556,074	531,900	24,174	833,477	768,316	65,161
$8,000 to $9,999.....	1,459,409	1,354,542	104,867	346,113	333,436	1,247	11,430	455,393	426,714	28,679	657,903	594,392	63,511
$10,000 to $11,999.....	1,291,209	1,221,321	69,888	299,784	295,417	...	4,367	515,420	490,707	24,713	476,005	435,197	40,808
$12,000 to $13,999.....	920,867	868,279	52,588	256,690	243,879	...	12,811	289,506	272,764	16,742	374,671	351,636	23,035
$14,000 to $15,999.....	467,049	440,820	26,229	110,293	108,918	...	1,375	137,603	134,766	2,837	219,153	197,136	22,017
$16,000 to $19,999.....	354,979	333,866	21,113	75,985	75,080	...	905	71,709	65,668	6,041	207,285	193,118	14,167
$20,000 to $24,999.....	94,409	92,075	2,334	1,231	1,231	...	...	3,699	3,699	...	89,479	87,145	2,334
$25,000 or more.....	38,615	31,534	7,081	...	...	...	...	...	...	...	38,615	31,534	7,081
Median.....dollars..	7,300	7,400	6,100	8,100	8,600	4,400	7,500	8,700	8,700	8,500	6,200	6,200	6,500
Term of First Mortgage													
Indefinite.....	81,402	72,665	8,737	...	...	...	...	...	...	...	81,402	72,665	8,737
On demand.....	65,322	62,234	3,088	...	...	...	...	...	...	...	65,322	62,234	3,088
Less than 8 years.....	514,185	496,424	17,761	3,667	3,667	...	...	...	...	...	510,518	492,757	17,761
8 to 12 years.....	1,375,361	1,265,475	109,886	6,808	6,808	...	...	13,012	13,012	...	1,355,541	1,245,655	109,886
13 to 17 years.....	1,539,749	1,413,312	126,437	57,125	57,125	...	...	135,852	133,908	1,944	1,346,772	1,222,279	124,493
18 to 22 years.....	3,050,883	2,830,643	220,240	676,242	618,314	36,731	21,197	585,584	548,616	36,968	1,789,057	1,663,713	125,344
23 to 27 years.....	2,426,299	2,183,793	242,506	924,596	787,569	93,446	43,581	1,083,074	1,030,888	52,186	418,629	365,336	53,293
28 to 32 years.....	1,309,165	1,238,413	70,752	443,686	426,659	8,043	8,984	830,795	777,070	53,725	34,684	34,684	...
33 years or more.....	30,181	29,276	905	17,508	16,603	...	905	...	...	...	12,673	12,673	...
Median.....years..	21	21	21	25	25	25	25	26	26	26	16	16	17
Interest Rate of First Mortgage													
Less than 4.0 percent.....	56,961	55,075	1,886	1,426	1,426	...	...	9,215	9,215	...	46,320	44,434	1,886
4.0 percent.....	1,284,808	1,168,938	115,870	88,984	48,608	35,970	4,406	952,396	881,671	70,725	243,428	238,659	4,769
4.1 to 4.4 percent.....	336,840	298,528	38,312	312,151	273,839	20,151	18,161	...	...	...	24,689	24,689	...
4.5 percent.....	2,802,459	2,592,083	210,376	955,929	828,927	82,099	44,903	1,453,046	1,378,948	74,098	393,484	384,208	9,276
4.6 to 4.9 percent.....	278,258	276,479	1,779	5,798	5,798	...	...	155,464	155,464	...	116,996	115,217	1,779
5.0 percent.....	1,548,070	1,479,861	68,209	97,010	92,600	...	4,410	12,733	12,733	...	1,438,327	1,374,528	63,799
5.1 to 5.4 percent.....	732,342	727,746	4,596	580,556	577,769	...	2,787	65,463	65,463	...	86,323	84,514	1,809
5.5 percent.....	842,226	789,230	52,996	1,392	1,392	...	...	...	...	...	840,834	787,838	52,996
5.6 to 5.9 percent.....	203,788	187,285	16,503	86,386	86,386	...	...	...	...	...	117,402	100,899	16,503
6.0 percent.....	1,877,134	1,680,733	196,401	...	...	...	...	...	...	...	1,877,134	1,680,733	196,401
6.1 to 6.9 percent.....	261,003	187,889	73,114	...	...	...	...	...	...	...	261,003	187,889	73,114
7.0 percent.....	73,929	64,704	9,225	...	...	...	...	...	...	...	73,929	64,704	9,225
7.1 to 7.9 percent.....	31,646	26,103	5,543	...	...	...	...	...	...	...	31,646	26,103	5,543
8.0 percent or more.....	63,083	57,581	5,502	...	...	...	...	...	...	...	63,083	57,581	5,502
Median.....percent..	5.0	5.0	5.0	4.6	4.6	4.5	4.5	4.5	4.5	4.5	5.6	5.5	6.0
Origin of First Mortgage													
Made when property acquired.....	7,240,414	6,831,129	409,285	1,687,165	1,586,770	78,365	22,030	1,975,557	1,941,079	34,478	3,577,692	3,303,280	274,412
Assumed when property acquired.....	1,333,448	1,033,184	300,264	341,164	238,431	53,185	49,548	615,048	506,094	108,954	377,236	288,659	88,577
Made after property acquired.....	1,818,685	1,727,922	90,763	101,303	91,544	6,670	3,089	57,712	56,321	1,391	1,659,670	1,580,057	79,613
Year First Mortgage Made or Assumed													
1959 and 1960 (part).....	1,787,563	1,634,192	153,371	393,941	368,690	3,105	22,146	256,085	224,763	31,322	1,137,537	1,040,739	96,798
1958.....	1,363,338	1,241,664	121,674	329,442	319,836	1,221	8,385	233,236	212,707	20,529	800,660	709,121	91,539
1957.....	1,219,949	1,097,714	122,235	163,023	145,209	10,713	7,101	272,652	250,715	21,937	784,274	701,790	82,484
1955 and 1956.....	2,470,822	2,309,789	161,033	468,723	440,153	12,915	15,655	779,447	736,999	42,448	1,222,652	1,132,637	90,015
1950 to 1954.....	2,841,396	2,666,254	175,142	542,254	459,356	61,518	21,380	921,901	896,951	24,950	1,377,241	1,309,947	67,294
1945 to 1949.....	554,766	487,909	66,857	151,548	102,800	48,748	...	184,996	181,359	3,637	218,222	203,750	14,472
1940 to 1944.....	114,321	114,321	...	77,123	77,123	...	...	...	...	...	37,198	37,198	...
1939 or earlier.....	40,392	40,392	...	3,578	3,578	...	...	...	...	...	36,814	36,814	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Method of Payment of First Mortgage													
Regular payments required	10,373,659	9,575,233	798,426	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,595,710	5,154,994	440,716
Interest and principal	10,241,500	9,448,468	793,032	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,463,551	5,028,229	435,322
Interest only	107,720	102,326	5,394	...	...	...	...	...	...	...	107,720	102,326	5,394
Principal only	24,439	24,439	...	...	...	...	...	...	...	...	24,439	24,439	...
No regular payments required	18,888	17,002	1,886	...	...	...	...	...	...	...	18,888	17,002	1,886
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	10,373,659	9,575,233	798,426	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,595,710	5,154,994	440,716
Less than $30	585,118	532,454	52,664	125,141	101,719	23,422	...	46,811	44,955	1,856	413,166	385,780	27,386
$30 to $39	966,926	833,293	133,633	287,679	224,708	54,953	8,018	197,101	178,666	18,435	482,146	429,919	52,227
$40 to $49	1,626,618	1,465,308	161,310	352,299	276,686	47,698	27,915	557,493	523,990	33,503	716,826	664,632	52,194
$50 to $59	1,914,129	1,784,131	129,998	440,096	413,521	12,147	14,428	630,656	598,337	32,319	843,377	772,273	71,104
$60 to $69	1,713,357	1,613,355	100,002	356,332	351,892	...	4,440	611,610	586,857	24,753	745,415	674,606	70,809
$70 to $79	1,223,990	1,139,994	83,996	248,352	234,572	...	13,780	358,462	337,956	20,506	617,176	567,466	49,710
$80 to $89	763,146	720,996	42,150	163,720	159,178	...	4,542	147,688	140,493	7,195	451,738	421,325	30,413
$90 to $99	516,017	482,543	33,474	79,401	79,401	...	...	47,846	46,686	1,160	388,770	356,456	32,314
$100 to $119	575,347	544,335	31,012	64,347	62,803	...	1,544	47,472	42,376	5,096	463,528	439,156	24,372
$120 to $149	248,665	231,712	16,953	12,265	12,265	...	...	3,178	3,178	...	233,222	216,269	16,953
$150 to $199	166,706	157,216	9,490	...	...	...	...	...	...	...	166,706	157,216	9,490
$200 or more	73,640	69,896	3,744	...	...	...	...	...	...	...	73,640	69,896	3,744
Median.....dollars..	61	61	54	57	59	38	51	58	58	56	65	65	62
No regular payments required	18,888	17,002	1,886	...	...	...	...	...	...	...	18,888	17,002	1,886
Current Status of First Mortgage Payments													
Current or ahead of schedule	9,789,766	9,065,060	724,706	2,059,419	1,860,823	131,524	67,072	2,524,800	2,391,106	133,694	5,205,547	4,813,131	392,416
Delinquent	583,893	510,173	73,720	70,213	55,922	6,696	7,595	123,517	112,388	11,129	390,163	341,863	48,300
No regular payments required	18,888	17,002	1,886	...	...	...	...	...	...	...	18,888	17,002	1,886
Holder of First Mortgage													
Commercial bank or trust company, own account	1,459,853	1,382,830	77,023	481,740	445,120	25,527	11,093	351,673	331,321	20,352	626,440	606,389	20,051
Commercial bank or trust company, trust account	67,798	64,306	3,492	16,602	14,793	...	1,809	1,808	1,808	...	49,388	47,705	1,683
Mutual savings bank	1,484,794	1,403,062	81,732	400,180	371,787	16,563	11,830	688,620	656,135	32,485	395,994	375,140	20,854
Savings and loan association	3,550,011	3,200,517	349,494	318,588	297,229	17,608	3,751	661,725	622,148	39,577	2,569,698	2,281,140	288,558
Life insurance company	2,027,630	1,848,077	179,553	692,838	590,126	66,916	35,796	683,660	648,262	35,398	651,132	609,689	41,443
Mortgage company	84,923	78,607	6,316	28,892	27,083	1,809	...	27,763	25,200	2,563	28,268	26,324	1,944
Real estate or construction company	102,612	101,430	1,182	6,541	6,541	...	...	...	...	...	96,071	94,889	1,182
Federal or State agency	441,699	416,867	24,832	131,627	121,270	3,101	7,256	205,342	192,142	13,200	104,730	103,455	1,275
Retirement system, welfare fund, etc	47,282	43,625	3,657	24,341	22,542	1,799	...	9,921	9,921	...	13,020	11,162	1,858
Other nonprofit organization	32,433	29,344	3,089	7,028	5,220	1,808	...	1,279	1,279	...	24,126	22,845	1,281
Individual or individual's estate	1,015,720	954,790	60,930	...	...	...	...	4,626	4,626	...	1,011,094	950,164	60,930
Other	77,792	68,780	9,012	21,255	15,034	3,089	3,132	11,900	10,652	1,248	44,637	43,094	1,543
Servicing of First Mortgage													
By holder	7,643,986	7,077,274	566,712	1,131,724	1,028,268	72,999	30,457	1,538,623	1,465,749	72,874	4,973,639	4,583,257	390,382
By agent	2,748,561	2,514,961	233,600	997,908	888,477	65,221	44,210	1,109,694	1,037,745	71,949	640,959	588,739	52,220
Location of First Mortgage Holder													
Holder and property in--													
Same division	8,444,740	7,831,623	613,117	1,380,777	1,267,496	81,952	31,329	1,817,737	1,728,866	88,871	5,246,226	4,835,261	410,965
Different division	1,937,022	1,749,827	187,195	740,575	640,969	56,268	43,338	828,075	772,123	55,952	368,372	336,735	31,637
Holder outside United States	10,785	10,785	...	8,280	8,280	...	...	2,505	2,505	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	8,573,862	7,864,313	709,549	2,028,329	1,825,201	131,550	71,578	2,590,605	2,447,173	143,432	3,954,928	3,591,939	362,989
Less than 40 percent	369,912	354,432	15,480	23,275	23,275	...	...	11,746	11,746	...	334,891	319,411	15,480
40 to 49 percent	410,259	342,487	67,772	25,786	12,264	10,374	3,148	52,270	46,572	5,698	332,203	283,651	48,552
50 to 59 percent	800,388	674,755	125,633	91,985	55,147	24,352	12,486	76,966	68,946	8,020	631,437	550,662	80,775
60 to 69 percent	1,427,767	1,264,964	162,803	301,243	266,909	22,854	11,480	163,034	134,479	28,555	963,490	863,576	99,914
70 to 79 percent	1,478,426	1,318,728	159,698	389,351	349,503	22,202	17,646	305,273	267,430	37,843	783,802	701,795	82,007
80 to 84 percent	879,258	799,390	79,868	329,893	291,094	27,881	10,918	271,663	247,450	24,213	277,702	260,846	16,856
85 to 89 percent	864,269	819,635	44,634	301,663	283,056	14,252	4,355	384,412	370,405	14,007	178,194	166,174	12,020
90 to 94 percent	833,604	811,166	22,438	258,411	251,016	1,243	6,152	396,082	386,625	9,457	179,111	173,525	5,586
95 to 99 percent	789,297	774,449	14,848	266,835	255,545	8,392	2,898	440,052	436,494	3,558	82,410	82,410	...
100 percent or more	720,682	704,307	16,375	39,887	37,392	...	2,495	489,107	477,026	12,081	191,688	189,889	1,799
Median.....percent..	79	80	69	83	84	74	75	90	91	78	67	67	64
Other properties	1,818,685	1,727,922	90,763	101,303	91,544	6,670	3,089	57,712	56,321	1,391	1,659,670	1,580,057	79,613

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	8,573,862	7,864,313	709,549	2,028,329	1,825,201	131,550	71,578	2,590,605	2,447,173	143,432	3,954,928	3,591,939	362,989
Less than 40 percent	357,405	354,432	2,973	23,275	23,275	...	...	11,746	11,746	...	322,384	319,411	2,973
40 to 49 percent	344,266	342,487	1,779	12,264	12,264	...	...	46,572	46,572	...	285,430	283,651	1,779
50 to 59 percent	683,937	674,755	9,182	57,850	55,147	2,703	...	68,946	68,946	...	557,141	550,662	6,479
60 to 69 percent	1,297,929	1,264,964	32,965	279,531	266,909	12,622	...	141,587	134,479	7,108	876,811	863,576	13,235
70 to 79 percent	1,408,581	1,318,728	89,853	371,451	349,503	15,787	6,161	275,238	267,430	7,808	761,892	701,795	60,097
80 to 84 percent	900,850	799,390	101,460	320,836	291,094	15,085	14,657	258,853	247,450	11,403	321,161	260,846	60,315
85 to 89 percent	932,593	819,635	112,958	306,950	283,056	16,066	7,828	387,678	370,405	17,273	237,965	166,174	71,791
90 to 94 percent	905,532	811,166	94,366	269,451	251,016	6,593	11,842	411,167	386,625	24,542	224,914	173,525	51,389
95 to 99 percent	888,579	774,449	114,130	293,178	255,545	22,974	14,659	463,681	436,494	27,187	131,720	82,410	49,310
100 percent or more	854,190	704,307	149,883	93,543	37,392	39,720	16,431	525,137	477,026	48,111	235,510	189,889	45,621
Median.....percent..	81	80	90	84	84	93	93	91	91	96	69	67	88
Other properties	1,818,685	1,727,922	90,763	101,303	91,544	6,670	3,089	57,712	56,321	1,391	1,659,670	1,580,057	79,613
Total Outstanding Debt as Percent of Value													
Less than 20 percent	1,148,199	1,127,710	20,489	124,297	124,297	...	...	75,912	75,912	...	947,990	927,501	20,489
20 to 29 percent	976,506	953,513	22,993	100,391	89,766	10,625	...	157,213	157,213	...	718,902	706,534	12,368
30 to 39 percent	1,208,700	1,138,163	70,537	170,990	148,507	22,483	...	234,251	223,070	11,181	803,459	766,586	36,873
40 to 49 percent	1,296,583	1,195,465	101,118	274,272	227,020	41,799	5,453	215,548	208,081	7,467	806,763	760,364	46,399
50 to 59 percent	1,456,974	1,349,145	107,829	320,884	274,894	34,468	11,522	352,064	344,936	7,128	784,026	729,315	54,711
60 to 69 percent	1,389,870	1,251,816	138,054	312,161	280,588	19,435	12,138	401,799	384,482	17,317	675,910	586,746	89,164
70 to 79 percent	1,316,413	1,178,718	137,695	286,448	264,405	3,101	18,942	573,045	535,770	37,275	456,920	378,543	78,377
80 to 89 percent	941,451	822,930	118,521	305,770	290,447	4,007	11,316	379,629	347,237	32,392	256,052	185,246	70,806
90 to 99 percent	551,479	487,029	64,450	214,727	200,730	1,247	12,750	219,938	195,188	24,750	116,814	91,111	25,703
100 percent or more	106,372	87,746	18,626	19,692	16,091	1,055	2,546	38,918	31,605	7,313	47,762	40,050	7,712
Median.....percent..	54	53	66	62	63	49	74	67	66	78	44	42	66
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	10,349,348	9,550,815	798,533	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,571,399	5,130,576	440,823
Less than $5,000	663,242	628,767	34,475	47,779	44,065	3,714	...	31,199	31,199	...	584,264	553,503	30,761
$5,000 to $7,400	1,147,518	1,060,416	87,102	247,461	215,355	28,364	3,742	205,275	193,312	11,963	694,782	651,749	43,033
$7,500 to $9,900	1,643,823	1,448,099	195,724	363,670	284,685	62,459	16,526	515,398	488,089	27,309	764,755	675,325	89,430
$10,000 to $12,400	1,932,372	1,775,069	157,303	499,266	448,110	32,811	18,345	701,338	666,559	34,779	731,768	660,400	71,368
$12,500 to $14,900	1,825,242	1,691,430	133,812	499,784	473,996	8,583	17,205	644,360	616,064	28,296	681,098	601,370	79,728
$15,000 to $17,400	1,237,300	1,145,934	91,366	254,317	243,636	2,289	8,392	350,718	321,018	29,700	632,265	581,280	50,985
$17,500 to $19,900	609,505	566,010	43,495	99,943	91,935	...	8,008	105,461	99,590	5,871	404,101	374,485	29,616
$20,000 to $24,900	642,682	622,858	19,824	97,066	95,522	...	1,544	72,985	71,176	1,809	472,631	456,160	16,471
$25,000 to $34,900	414,192	392,621	21,571	13,660	12,755	...	905	15,970	10,874	5,096	384,562	368,992	15,570
$35,000 or more	233,472	219,611	13,861	6,686	6,686	...	...	5,613	5,613	...	221,173	207,312	13,861
Median.....dollars..	12,200	12,300	11,300	12,000	12,300	9,000	12,300	12,000	12,000	12,400	12,500	12,600	12,000
Not acquired by purchase	43,199	41,420	1,779	...	...	...	...	...	...	...	43,199	41,420	1,779
Value													
Less than $5,000	234,906	227,449	7,457	7,378	5,520	1,858	...	5,533	5,533	...	221,995	216,396	5,599
$5,000 to $7,400	638,810	587,132	51,678	104,515	92,097	11,171	1,247	87,614	83,267	4,347	446,681	411,768	34,913
$7,500 to $9,900	1,102,858	982,154	120,704	239,766	205,571	22,385	11,810	328,649	308,406	20,243	534,443	468,177	66,266
$10,000 to $12,400	1,820,059	1,663,213	156,846	431,133	372,209	40,747	18,177	528,262	507,102	21,160	860,664	783,902	76,762
$12,500 to $14,900	1,569,174	1,413,700	155,474	454,094	399,627	41,306	13,161	549,579	510,733	38,846	565,501	503,340	62,161
$15,000 to $17,400	1,807,952	1,673,483	134,469	447,165	414,192	15,033	17,940	591,719	561,163	30,556	769,068	698,128	70,940
$17,500 to $19,900	1,035,940	971,113	64,827	187,714	180,467	1,887	5,360	314,634	297,660	16,974	533,592	492,986	40,606
$20,000 to $24,900	1,037,526	980,282	57,244	176,757	171,549	2,289	2,919	180,424	172,823	7,601	680,345	635,910	44,435
$25,000 to $34,900	734,929	705,390	29,539	56,387	50,790	1,544	4,053	53,423	48,327	5,096	625,119	606,273	18,846
$35,000 or more	410,393	388,319	22,074	24,723	24,723	...	...	8,480	8,480	...	377,190	355,116	22,074
Median.....dollars..	14,700	14,900	13,500	14,100	14,300	12,100	13,700	14,200	14,200	14,200	15,600	15,700	14,000
Year Built													
1958 and 1959	918,447	856,061	62,386	266,978	266,073	...	905	146,067	144,123	1,944	505,402	445,865	59,537
1955 to 1957	1,988,332	1,835,853	152,479	363,795	347,033	...	16,762	695,199	649,028	46,171	929,338	839,792	89,546
1950 to 1954	2,763,913	2,550,006	213,907	695,172	605,445	51,939	37,788	978,785	919,322	59,463	1,089,956	1,025,239	64,717
1940 to 1949	1,995,975	1,812,780	183,195	501,686	409,133	78,951	13,602	452,484	428,036	24,448	1,041,805	975,611	66,194
1930 to 1939	693,720	634,918	58,802	93,877	88,453	3,616	1,808	89,075	85,458	3,617	510,768	461,007	49,761
1929 or earlier	2,032,160	1,902,617	129,543	208,124	200,608	3,714	3,802	286,707	277,527	9,180	1,537,329	1,424,482	112,847
Number of Mortgages on Property													
1 mortgage	9,592,235	9,592,235	...	1,916,745	1,916,745	...	...	2,503,494	2,503,494	...	5,171,996	5,171,996	...
2 mortgages	760,948	...	760,948	192,626	...	117,959	74,667	134,107	...	134,107	434,215	...	434,215
3 mortgages or more	39,364	...	39,364	20,261	...	20,261	...	10,716	...	10,716	8,387	...	8,387

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	10,312,017	9,518,242	793,775	2,125,033	1,913,690	136,676	74,667	2,630,928	2,486,105	144,823	5,556,056	5,118,447	437,609
Dilapidated	80,530	73,993	6,537	4,599	3,055	1,544	...	17,389	17,389	...	58,542	53,549	4,993
Rooms													
Less than 4 rooms	184,027	178,398	5,629	15,926	15,926	...	...	6,413	5,138	1,275	161,688	157,334	4,354
4 rooms	1,358,330	1,207,374	150,956	326,460	278,859	38,832	8,769	349,666	322,959	26,707	682,204	605,556	76,648
5 rooms	3,861,667	3,521,513	340,154	940,837	854,488	47,349	39,000	1,171,913	1,102,575	69,338	1,748,917	1,564,450	184,467
6 rooms	3,115,374	2,912,910	202,464	597,612	534,148	44,712	18,752	806,607	772,093	34,514	1,711,155	1,606,669	104,486
7 rooms	1,163,760	1,101,324	62,436	186,204	180,461	2,289	3,454	247,890	238,654	9,236	729,666	682,209	47,457
8 rooms or more	709,389	670,716	38,673	62,593	52,863	5,038	4,692	65,828	62,075	3,753	580,968	555,778	25,190
Median	5.4	5.5	5.2	5.3	5.3	5.1	5.2	5.3	5.3	5.1	5.6	5.7	5.3
Purchase Price as Percent of Value													
Acquired by purchase	10,349,348	9,550,815	798,533	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,571,399	5,130,576	440,823
Purchased 1957 to 1960	3,624,906	3,263,177	361,729	871,353	819,972	15,039	36,342	755,264	681,476	73,788	1,998,289	1,761,729	236,560
Less than 80 percent	304,859	264,637	40,222	35,291	30,869	...	4,422	36,119	33,714	2,405	233,449	200,054	33,395
80 to 89 percent	696,981	632,335	64,646	126,964	117,824	5,813	3,327	151,797	136,022	15,775	418,220	378,489	39,731
90 to 94 percent	710,326	646,276	64,050	210,559	199,350	...	11,209	148,158	133,317	14,841	351,609	313,609	38,000
95 to 99 percent	596,815	539,087	57,728	221,477	207,963	3,101	10,413	117,433	108,227	9,206	257,905	222,897	35,008
100 percent or more	1,315,925	1,180,842	135,083	277,062	263,966	6,125	6,971	301,757	270,196	31,561	737,106	646,680	90,426
Median.....percent..	96	96	96	96	96	...	...	97	97	97	95	95	96
Purchased 1950 to 1956	5,213,621	4,876,729	336,892	1,000,990	891,838	72,626	36,526	1,694,193	1,626,795	67,398	2,518,438	2,358,096	160,342
Less than 60 percent	254,925	235,959	18,966	28,091	25,172	2,919	...	31,169	28,612	2,557	195,665	182,175	13,490
60 to 79 percent	1,398,174	1,295,868	102,306	258,945	214,617	40,717	3,611	461,681	447,113	14,568	677,548	634,138	43,410
80 to 89 percent	1,615,700	1,516,156	99,544	332,643	302,577	15,472	14,594	583,409	558,663	24,746	699,648	654,916	44,732
90 to 99 percent	1,092,454	1,022,805	69,649	200,352	181,160	10,166	9,026	396,629	382,866	13,763	495,473	458,779	36,694
100 percent or more	852,368	805,941	46,427	180,959	168,312	3,352	9,295	221,305	209,541	11,764	450,104	428,088	22,016
Median.....percent..	86	86	85	86	87	76	...	86	86	87	86	86	85
Purchased 1949 or earlier	1,510,821	1,410,909	99,912	257,289	204,935	50,555	1,799	198,860	195,223	3,637	1,054,672	1,010,751	43,921
Less than 40 percent	302,853	285,348	17,505	39,906	39,906	...	...	1,779	1,779	...	261,168	243,663	17,505
40 to 59 percent	402,155	384,108	18,047	72,443	65,277	7,166	...	27,841	26,062	1,779	301,871	292,769	9,102
60 to 79 percent	443,918	405,597	38,321	79,754	53,966	23,989	1,799	100,921	99,063	1,858	263,243	252,568	10,675
80 to 99 percent	265,251	242,066	23,185	53,566	35,221	18,345	...	54,189	54,189	...	157,496	152,656	4,840
100 percent or more	96,644	93,790	2,854	11,620	10,565	1,055	...	14,130	14,130	...	70,894	69,095	1,799
Median.....percent..	62	62	68	64	59	75	...	74	74	...	58	58	...
Not acquired by purchase	43,199	41,420	1,779	...	...	...	...	...	...	...	43,199	41,420	1,779
Property Location													
Inside central city	4,034,352	3,686,998	347,354	926,943	817,926	78,157	30,860	856,370	806,491	49,879	2,251,039	2,062,581	188,458
Outside central city	6,358,195	5,905,237	452,958	1,202,689	1,098,819	60,063	43,807	1,791,947	1,697,003	94,944	3,363,559	3,109,415	254,144
Real Estate Tax													
Acquired before 1959	8,961,988	8,305,105	656,883	1,746,254	1,558,618	135,115	52,521	2,395,900	2,282,399	113,501	4,819,834	4,464,088	355,746
Less than $50	664,346	598,524	65,822	140,977	121,880	15,991	3,106	92,730	85,986	6,744	430,639	390,658	39,981
$50 to $99	959,017	854,960	104,057	168,323	144,862	17,215	6,246	244,353	229,620	14,733	546,341	480,478	65,863
$100 to $149	1,267,942	1,165,610	102,332	288,954	245,830	34,564	8,560	378,292	365,010	13,282	600,696	554,770	45,926
$150 to $199	1,402,329	1,291,686	110,643	294,228	253,013	34,061	7,154	435,409	416,060	19,349	672,692	622,613	50,079
$200 to $249	1,277,605	1,170,203	107,402	276,990	250,871	15,902	10,217	363,821	343,899	19,922	636,794	575,433	61,361
$250 to $299	914,613	858,082	56,531	208,941	189,651	8,040	11,250	282,719	268,824	13,895	422,953	399,607	23,346
$300 to $499	1,905,669	1,822,431	83,238	327,688	315,416	7,659	4,613	541,748	516,172	25,576	1,036,233	990,843	45,390
$500 or more	570,467	543,609	26,858	40,153	37,095	1,683	1,375	56,828	56,828	...	473,486	449,686	23,800
Median.....dollars..	207	210	175	197	203	150	206	206	206	207	213	216	176
Acquired 1959 and 1960 (part)	1,430,559	1,287,130	143,429	383,378	358,127	3,105	22,146	252,417	221,095	31,322	794,764	707,908	86,856
Real Estate Tax per $1,000 Value													
Acquired before 1959	8,961,988	8,305,105	656,883	1,746,254	1,558,618	135,115	52,521	2,395,900	2,282,399	113,501	4,819,834	4,464,088	355,746
Less than $5	625,100	558,285	66,815	107,645	90,406	14,133	3,106	109,297	103,114	6,183	408,158	364,765	43,393
$5 to $9	1,469,173	1,342,501	126,672	334,547	307,689	18,164	8,694	267,452	253,268	14,184	867,174	781,544	85,630
$10 to $14	2,606,921	2,394,424	212,497	472,956	402,955	56,602	13,399	771,883	736,171	35,712	1,362,082	1,255,298	106,784
$15 to $19	2,250,552	2,107,967	142,585	427,996	388,692	23,162	16,142	714,251	673,917	40,334	1,108,305	1,045,358	62,947
$20 to $24	1,142,813	1,069,123	73,690	251,410	229,499	15,184	6,727	308,745	294,207	14,538	582,658	545,417	37,241
$25 to $29	505,795	482,896	22,899	102,097	94,683	2,961	4,453	159,307	156,757	2,550	244,391	231,456	12,935
$30 to $39	263,172	258,262	4,910	44,950	41,584	3,366	...	54,547	54,547	...	163,675	162,131	1,544
$40 or more	98,462	91,647	6,815	4,653	3,110	1,543	...	10,418	10,418	...	83,391	78,119	5,272
Median.....dollars..	15	15	13	15	15	13	15	15	15	15	14	14	12
Acquired 1959 and 1960 (part)	1,430,559	1,287,130	143,429	383,378	358,127	3,105	22,146	252,417	221,095	31,322	794,764	707,908	86,856

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	4,604,256	4,347,136	257,120	1,025,895	941,616	74,106	10,173	1,299,442	1,278,207	21,235	2,278,919	2,127,313	151,606
1959 and 1960 (part)	486,873	454,153	32,720	143,345	143,345	...	...	81,185	81,185	...	262,343	229,623	32,720
1957 and 1958	828,215	768,976	59,239	171,117	171,117	...	...	166,837	164,418	2,419	490,261	433,441	56,820
1955 and 1956	1,076,009	1,038,421	37,588	223,838	220,083	...	3,755	402,938	394,909	8,029	449,233	423,429	25,804
1950 to 1954	1,557,052	1,484,461	72,591	309,311	268,511	34,382	6,418	562,317	555,167	7,150	685,424	660,783	24,641
1945 to 1949	437,175	387,060	50,115	111,437	71,713	39,724	...	84,621	80,984	3,637	241,117	234,363	6,754
1940 to 1944	132,926	132,926	...	65,048	65,048	...	...	1,544	1,544	...	66,334	66,344	...
1939 or earlier	86,006	81,139	4,867	1,799	1,799	...	...	...	...	...	84,207	79,340	4,867
Previously occupied	5,788,291	5,245,099	543,192	1,103,737	975,129	64,114	64,494	1,348,875	1,225,287	123,588	3,335,679	3,044,683	290,996
1959 and 1960 (part)	943,686	832,977	110,709	240,033	214,782	3,105	22,146	171,232	139,910	31,322	532,421	478,285	54,136
1957 and 1958	1,369,721	1,210,660	159,061	316,858	290,728	11,934	14,196	336,010	295,963	40,047	716,853	623,969	92,884
1955 and 1956	1,138,941	1,020,282	118,659	233,833	207,728	12,915	13,190	369,682	335,263	34,419	535,426	477,291	58,135
1950 to 1954	1,453,446	1,345,392	108,054	234,008	195,516	25,329	13,163	359,256	341,456	17,800	860,182	808,420	51,762
1945 to 1949	536,156	501,967	34,189	50,765	39,943	9,023	1,799	112,695	112,695	...	372,696	349,329	23,367
1940 to 1944	217,956	208,759	9,197	24,603	22,795	1,808	...	...	...	...	193,353	185,964	7,389
1939 or earlier	128,385	125,062	3,323	3,637	3,637	...	...	...	...	...	124,748	121,425	3,323
Manner of Acquisition													
By purchase or construction	10,349,348	9,550,815	798,533	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,571,399	5,130,576	440,823
Made new mortgage	8,581,634	8,120,684	460,950	1,769,970	1,663,423	83,227	23,320	2,025,200	1,989,331	35,869	4,786,464	4,467,930	318,534
Assumed mortgage from former owner	1,325,765	1,214,532	111,233	292,860	243,493	43,055	6,312	522,138	507,409	14,729	510,767	463,630	47,137
Assumed mortgage from former owner, made new second mortgage	236,900	17,378	219,522	58,248	1,275	11,938	45,035	95,769	1,544	94,225	82,883	14,559	68,324
Borrowed, other than mortgage	120,789	115,761	5,028	6,696	6,696	...	...	5,210	5,210	...	108,883	103,855	5,028
All cash	84,260	82,460	1,800	1,858	1,858	...	...	...	...	...	82,402	80,602	1,800
Not by purchase	43,199	41,420	1,779	...	...	...	...	...	...	...	43,199	41,420	1,779
Gift or inheritance	41,400	39,621	1,779	...	...	...	...	...	...	...	41,400	39,621	1,779
Other	1,799	1,799	...	...	...	...	...	...	...	...	1,799	1,799	...
Monthly Housing Costs													
Acquired before 1959	8,961,988	8,305,105	656,883	1,746,254	1,558,618	135,115	52,521	2,395,900	2,282,399	113,501	4,819,834	4,464,088	355,746
Less than $30	8,791	8,791	...	1,543	1,543	...	...	...	...	...	7,248	7,248	...
$30 to $39	34,694	34,694	...	1,808	1,808	...	...	1,243	1,243	...	31,643	31,643	...
$40 to $49	96,258	94,400	1,858	12,856	10,998	1,858	...	3,756	3,756	...	79,646	79,646	...
$50 to $59	284,280	277,051	7,229	91,967	86,546	5,421	...	35,311	33,503	1,808	157,002	157,002	...
$60 to $69	520,994	498,678	22,316	128,390	118,570	9,820	...	122,886	122,886	...	269,718	257,222	12,496
$70 to $79	677,371	621,920	55,451	165,011	133,044	30,677	1,290	185,011	183,153	1,858	327,349	305,723	21,626
$80 to $89	997,887	933,831	64,056	196,844	164,869	28,920	3,055	328,345	318,947	9,398	472,698	450,015	22,683
$90 to $99	1,051,240	986,704	64,536	208,485	182,480	21,024	4,981	362,054	353,336	8,718	480,701	450,888	29,813
$100 to $119	1,866,202	1,727,033	139,169	417,327	368,981	24,746	23,600	648,680	627,635	21,045	800,195	730,417	69,778
$120 to $149	1,888,470	1,756,499	131,971	369,930	348,851	10,849	10,230	533,880	497,743	36,137	984,660	909,905	74,755
$150 to $199	1,056,350	947,486	108,864	130,835	122,589	1,800	6,446	153,585	124,039	29,546	771,930	700,858	71,072
$200 or more	479,451	418,018	61,433	21,258	18,339	...	2,919	21,149	16,158	4,991	437,044	383,521	53,523
Median.....dollars	109	108	116	103	104	87	114	105	104	132	115	113	129
Acquired 1959 and 1960 (part)	1,430,559	1,287,130	143,429	383,378	358,127	3,105	22,146	252,417	221,095	31,322	794,764	707,908	86,856
Annual Housing Costs as Percent of Income													
Acquired before 1959	8,961,988	8,305,105	656,883	1,746,254	1,558,618	135,115	52,521	2,395,900	2,282,399	113,501	4,819,834	4,464,088	355,746
Less than 5 percent	26,077	26,077	...	10,511	10,511	...	...	1,016	1,016	...	14,550	14,550	...
5 to 9 percent	469,660	441,264	28,396	99,266	83,944	14,032	1,290	88,319	87,029	1,290	282,075	270,291	11,784
10 to 14 percent	1,972,564	1,879,979	92,585	461,537	408,832	46,457	6,248	550,613	543,297	7,316	960,414	927,850	32,564
15 to 19 percent	2,412,949	2,281,049	131,900	497,008	449,878	38,083	9,047	737,440	715,176	22,264	1,178,501	1,115,995	62,506
20 to 24 percent	1,833,252	1,709,209	124,043	370,709	347,205	12,387	11,117	578,555	553,090	25,465	883,988	808,914	75,074
25 to 29 percent	945,843	826,594	119,249	131,694	111,954	10,122	9,618	224,463	191,761	32,702	589,686	522,879	66,807
30 to 34 percent	418,608	367,758	50,850	67,358	58,733	1,808	6,817	95,465	81,216	14,249	255,785	227,809	27,976
35 to 39 percent	245,123	219,685	25,438	38,120	32,902	3,343	1,875	39,278	35,468	3,810	167,725	151,315	16,410
40 percent or more	637,912	553,490	84,422	70,051	54,659	8,883	6,509	80,751	74,346	6,405	487,110	424,485	62,625
Median.....percent	19	19	23	18	18	16	24	19	19	25	20	20	25
Acquired 1959 and 1960 (part)	1,430,559	1,287,130	143,429	383,378	358,127	3,105	22,146	252,417	221,095	31,322	794,764	707,908	86,856
Income[1]													
Less than $2,000	402,293	378,116	24,177	53,786	48,130	1,808	3,848	43,621	37,160	6,461	304,886	292,826	12,060
$2,000 to $2,999	314,595	279,621	34,974	49,706	39,051	6,989	3,666	46,130	46,130	...	218,759	194,440	24,319
$3,000 to $3,999	487,548	431,125	56,423	67,350	48,565	13,805	4,980	107,401	98,053	9,348	312,797	284,507	28,290
$4,000 to $4,999	1,030,053	940,599	89,454	201,656	183,034	10,603	8,019	259,565	248,888	10,677	568,832	508,677	60,155
$5,000 to $5,999	1,505,002	1,386,909	118,093	360,150	326,813	20,751	12,586	442,400	412,201	30,199	702,452	647,895	54,557
$6,000 to $6,999	1,514,687	1,395,618	119,069	342,678	319,099	17,981	5,598	449,540	428,220	21,320	722,469	648,299	74,170
$7,000 to $7,999	1,335,194	1,222,893	112,301	291,167	253,045	26,689	11,433	432,666	406,401	26,265	611,361	563,447	47,914
$8,000 to $8,999	1,013,657	947,831	65,826	206,801	185,524	10,860	10,417	286,417	274,412	12,005	520,439	487,895	32,544
$9,000 to $9,999	760,083	713,031	47,052	196,779	181,374	7,224	8,181	215,205	207,030	8,175	348,099	324,627	23,472
$10,000 to $11,999	892,240	836,063	56,177	181,820	167,004	11,711	3,105	215,651	203,984	11,667	494,769	465,075	29,694
$12,000 to $14,999	566,809	535,120	31,689	122,216	115,099	5,827	1,290	101,173	97,563	3,610	343,420	322,458	20,962
$15,000 or more	570,386	525,309	45,077	55,523	50,007	3,972	1,544	48,548	43,452	5,096	466,315	431,850	34,465
Median.....dollars	7,000	7,000	6,600	7,000	7,000	6,800	6,800	6,900	7,000	6,700	7,000	7,000	6,600
Age of Head													
Under 25 years	172,007	144,217	27,790	73,871	68,474	4,107	1,290	18,371	14,691	3,680	79,765	61,052	18,713
25 to 34 years	2,649,822	2,473,254	176,568	557,012	516,323	22,833	17,856	918,535	871,856	46,679	1,174,275	1,085,075	89,200
35 to 44 years	3,661,037	3,361,750	299,287	761,512	669,424	60,015	32,073	1,214,219	1,164,130	50,089	1,685,306	1,528,196	157,110
45 to 64 years	3,409,036	3,142,619	266,417	671,407	605,658	44,080	21,669	446,171	401,796	44,375	2,291,458	2,135,165	156,293
65 years and over	500,645	470,395	30,250	65,830	56,866	7,185	1,779	51,021	51,021	...	383,794	362,508	21,286
Median	41	41	42	41	41	42	41	38	38	39	44	44	42

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	9,241,482	8,541,892	699,590	1,939,467	1,750,530	123,151	65,786	2,458,966	2,325,990	132,976	4,843,049	4,465,372	377,677
Under 45 years	5,981,166	5,529,862	451,304	1,306,148	1,182,954	77,173	46,021	2,031,475	1,938,625	92,850	2,643,543	2,408,283	235,260
With own children under 18	5,292,063	4,896,990	395,073	1,135,654	1,032,700	67,077	35,877	1,833,736	1,748,174	85,562	2,322,673	2,116,116	206,557
No own children under 18	689,103	632,872	56,231	170,494	150,254	10,096	10,144	197,739	190,451	7,288	320,870	292,167	28,703
45 to 64 years	2,924,923	2,699,441	225,482	585,400	526,822	40,592	17,986	395,436	355,310	40,126	1,944,087	1,817,309	126,778
With own children under 18	1,478,706	1,351,596	127,110	322,976	283,581	30,218	9,177	220,891	201,563	19,328	934,839	866,452	68,387
No own children under 18	1,446,217	1,347,845	98,372	262,424	243,241	10,374	8,809	174,545	153,747	20,798	1,009,248	950,857	58,391
65 years and over	335,393	312,589	22,804	47,919	40,754	5,386	1,779	32,055	32,055	...	255,419	239,780	15,639
Other households with 2 or more persons	826,269	755,349	70,920	139,690	119,492	13,125	7,073	141,462	133,325	8,137	545,117	502,532	42,585
Under 65 years	728,865	661,543	67,322	126,244	107,845	11,326	7,073	129,785	121,648	8,137	472,836	432,050	40,786
65 years and over	97,404	93,806	3,598	13,446	11,647	1,799	...	11,677	11,677	...	72,281	70,482	1,799
Households with 1 person	324,796	294,994	29,802	50,475	46,723	1,944	1,808	47,889	44,179	3,710	226,432	204,092	22,340
Under 65 years	256,948	230,994	25,954	46,010	42,258	1,944	1,808	40,600	36,890	3,710	170,338	151,846	18,492
65 years and over	67,848	64,000	3,848	4,465	4,465	...	...	7,289	7,289	...	56,094	52,246	3,848
Color of Head													
White	9,856,673	9,136,718	719,955	2,066,924	1,864,934	130,990	71,000	2,532,434	2,393,357	139,077	5,257,315	4,878,427	378,888
Nonwhite	535,874	455,517	80,357	62,708	51,811	7,230	3,667	115,883	110,137	5,746	357,283	293,569	63,714
Persons													
1 person	324,796	294,994	29,802	50,475	46,723	1,944	1,808	47,889	44,179	3,710	226,432	204,092	22,340
2 persons	1,972,266	1,826,081	146,185	377,005	336,582	20,119	20,304	358,487	334,942	23,545	1,236,774	1,154,557	82,217
3 persons	2,050,072	1,892,557	157,515	453,710	407,416	37,616	8,678	476,773	456,348	20,425	1,119,589	1,028,793	90,796
4 persons	2,862,960	2,659,835	203,125	572,964	514,472	38,310	20,182	924,944	880,130	44,814	1,365,052	1,265,233	99,819
5 persons	1,731,906	1,605,197	126,709	412,127	372,519	24,354	15,254	513,606	481,963	31,643	806,173	750,715	55,458
6 persons or more	1,450,547	1,313,571	136,976	263,351	239,033	15,877	8,441	326,618	305,932	20,686	860,578	768,606	91,972
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	3,624,906	3,263,177	361,729	871,353	819,972	15,039	36,342	755,264	681,476	73,788	1,998,289	1,761,729	236,560
Less than 1.0	128,892	116,326	12,566	9,527	8,279	...	1,248	10,959	8,508	2,451	108,406	99,539	8,867
1.0 to 1.4	577,603	536,803	40,800	139,606	137,120	...	2,486	135,796	129,028	6,768	302,201	270,655	31,546
1.5 to 1.9	994,920	872,481	122,439	306,188	285,446	4,322	16,420	220,956	196,040	24,916	467,776	390,995	76,781
2.0 to 2.4	875,422	798,925	76,497	210,596	193,473	10,717	6,406	194,861	180,876	13,985	469,965	424,576	45,389
2.5 to 2.9	515,621	464,054	51,567	133,012	129,557	...	3,455	103,677	90,700	12,977	278,932	243,797	35,135
3.0 to 3.4	202,816	183,168	19,648	32,483	31,112	...	1,371	38,424	34,743	3,681	131,909	117,313	14,596
3.5 to 3.9	118,869	108,910	9,959	17,607	16,317	...	1,290	20,878	18,329	2,549	80,384	74,264	6,120
4.0 or more	210,763	182,510	28,253	22,334	18,668	...	3,666	29,713	23,252	6,461	158,716	140,590	18,126
Median...ratio	2.1	2.1	2.0	2.0	2.0	...	...	2.0	2.0	2.1	2.1	2.1	2.0
Other properties	6,767,641	6,329,058	438,583	1,258,279	1,096,773	123,181	38,325	1,893,053	1,822,018	71,035	3,616,309	3,410,267	206,042
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	10,373,659	9,575,233	798,426	2,129,632	1,916,745	138,220	74,667	2,648,317	2,503,494	144,823	5,595,710	5,154,994	440,716
Less than 5 percent	647,582	589,903	57,679	151,323	121,468	27,318	2,537	75,704	69,619	6,085	420,555	398,816	21,739
5 to 9 percent	3,927,216	3,609,731	317,485	913,024	798,064	88,961	25,999	1,170,108	1,112,554	57,554	1,844,084	1,699,113	144,971
10 to 14 percent	3,558,209	3,297,761	260,448	760,063	713,437	11,514	35,112	1,067,240	1,002,608	64,632	1,730,906	1,581,716	149,190
15 to 19 percent	1,205,890	1,120,193	85,697	197,454	188,164	7,075	2,215	205,688	198,147	7,541	802,748	733,882	68,866
20 to 24 percent	430,492	395,815	34,677	49,817	46,669	...	3,148	57,430	54,880	2,550	323,245	294,266	28,979
25 to 29 percent	202,814	187,960	14,854	11,665	8,313	1,544	1,808	16,678	14,734	1,944	174,471	164,913	9,558
30 to 34 percent	81,008	73,837	7,171	6,235	6,235	...	...	10,501	10,501	...	64,272	57,101	7,171
35 to 39 percent	64,728	62,872	1,856	1,672	1,672	...	...	11,016	11,016	...	52,040	50,184	1,856
40 percent or more	255,720	237,161	18,559	38,379	32,723	1,808	3,848	33,952	29,435	4,517	183,389	175,003	8,386
Median...percent	11	11	10	10	10	7	11	10	10	11	12	12	12
No regular payments required	18,888	17,002	1,886	...	...	...	...	...	...	...	18,888	17,002	1,886
Real Estate Tax as Percent of Income													
Acquired before 1959	8,961,988	8,305,105	656,883	1,746,254	1,558,618	135,115	52,521	2,395,900	2,282,399	113,501	4,819,834	4,464,088	355,746
Less than 1.0 percent	764,691	695,088	69,603	179,276	160,847	15,934	2,495	130,346	126,709	3,637	455,069	407,532	47,537
1.0 to 1.9 percent	1,742,756	1,577,187	165,569	317,672	262,832	39,644	15,196	471,995	447,788	24,207	953,089	866,567	86,522
2.0 to 2.9 percent	2,006,386	1,858,558	147,828	450,651	401,084	41,919	7,648	540,499	514,356	26,143	1,015,236	943,118	72,118
3.0 to 3.9 percent	1,616,673	1,524,817	91,856	338,627	317,006	13,287	8,334	512,098	481,310	30,788	765,948	726,501	39,447
4.0 to 4.9 percent	1,064,660	982,493	82,167	171,785	155,601	9,398	6,786	316,176	305,854	10,322	576,699	521,038	55,661
5.0 to 7.4 percent	1,114,384	1,056,322	58,062	197,067	183,260	8,258	5,549	301,241	284,112	17,129	616,076	588,950	27,126
7.5 to 9.9 percent	304,069	276,227	27,842	45,062	40,853	1,544	2,665	76,121	74,846	1,275	182,886	160,528	22,358
10 percent or more	348,369	334,413	13,956	46,114	37,135	5,131	3,848	47,424	47,424	...	254,831	249,854	4,977
Median...percent	3.0	3.0	2.6	2.8	2.9	2.3	3.1	3.1	3.1	3.1	3.0	3.0	2.6
Acquired 1959 and 1960 (part)	1,430,559	1,287,130	143,429	383,378	358,127	3,105	22,146	252,417	221,095	31,322	794,764	707,908	86,856
Veteran Status													
Korean War service	1,286,370	1,198,340	88,030	262,384	231,100	23,049	8,235	624,284	603,464	20,820	399,702	363,776	35,926
Korean War service only	797,172	758,753	38,419	130,087	123,877	2,495	3,715	411,322	401,604	9,718	255,763	233,272	22,491
Korean War and other service	489,198	439,587	49,611	132,297	107,223	20,554	4,520	212,962	201,860	11,102	143,939	130,504	13,435
Other service	4,596,144	4,226,243	369,901	844,389	709,393	97,599	37,397	1,689,345	1,612,790	76,555	2,062,410	1,904,060	158,350
With World War II service	4,100,535	3,786,746	313,789	705,942	595,324	90,265	20,353	1,631,867	1,560,336	71,531	1,762,726	1,631,086	131,640
No World War II service	495,609	439,497	56,112	138,447	114,069	7,334	17,044	57,478	52,454	5,024	299,684	272,974	26,710
Nonveteran	4,510,033	4,167,652	342,381	1,022,859	976,252	17,572	29,035	334,688	287,240	47,448	3,152,486	2,904,160	248,326

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	88,211,617	81,517,198	6,694,419	18,410,236	17,129,075	656,718	624,443	24,075,448	22,801,305	1,274,143	45,725,933	41,586,818	4,139,115
Average first mortgage debt	7.7	7.7	7.2	8.4	8.7	4.5	8.2	8.7	8.7	8.7	7.0	7.0	7.4
First mortgage debt on 1-dwelling-unit properties	81,283,395	75,490,485	5,792,910	17,900,857	16,668,372	619,188	613,297	23,187,183	21,922,786	1,264,397	40,195,355	36,899,327	3,296,028
Average first mortgage debt	7.8	7.9	7.2	8.4	8.7	4.5	8.2	8.8	8.8	8.7	7.2	7.1	7.4
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	99,450	95,718	3,732	...	...	...	...	583	583	...	98,867	95,135	3,732
$2,000 to $3,999	1,647,698	1,487,018	160,680	83,635	66,727	10,591	6,317	38,765	35,239	3,526	1,525,298	1,385,052	140,246
$4,000 to $5,999	4,579,480	3,933,505	645,975	834,034	626,930	178,077	29,027	540,448	443,580	96,868	3,204,998	2,862,995	342,003
$6,000 to $7,999	8,075,583	7,135,599	939,984	1,959,049	1,553,306	279,368	126,375	1,998,616	1,849,355	149,261	4,117,918	3,732,938	384,980
$8,000 to $9,999	13,456,299	12,392,029	1,064,270	3,409,116	3,121,499	139,680	147,937	4,207,441	3,955,455	251,986	5,839,742	5,315,075	524,667
$10,000 to $11,999	15,423,027	14,560,638	862,389	4,063,059	3,982,342	11,472	69,245	5,748,138	5,473,743	274,395	5,611,830	5,104,553	507,277
$12,000 to $13,999	15,030,408	14,206,170	824,238	3,765,284	3,585,720	...	179,564	5,804,483	5,557,022	247,461	5,460,641	5,063,428	397,213
$14,000 to $15,999	9,657,583	9,186,930	470,653	1,764,497	1,744,697	...	19,800	2,856,608	2,765,618	90,990	5,036,478	4,676,615	359,863
$16,000 to $19,999	7,720,038	7,222,673	497,365	1,892,450	1,857,418	...	35,032	1,643,193	1,493,283	149,910	4,184,395	3,871,972	312,423
$20,000 to $24,999	3,440,636	3,359,971	80,665	129,733	129,733	...	...	348,908	348,908	...	2,961,995	2,881,330	80,665
$25,000 or more	2,153,193	1,910,234	242,959	...	...	...	...	...	...	...	2,153,193	1,910,234	242,959
First Mortgage Outstanding Debt													
Less than $2,000	1,182,198	1,113,679	68,519	98,389	94,673	3,716	...	77,091	73,565	3,526	1,006,718	945,441	61,277
$2,000 to $3,999	4,690,406	4,240,985	449,421	836,263	651,844	178,102	6,317	733,755	700,347	33,408	3,120,388	2,888,794	231,594
$4,000 to $5,999	7,623,311	6,646,845	976,466	1,856,201	1,410,382	355,853	89,966	1,573,158	1,418,979	154,179	4,193,952	3,817,484	376,468
$6,000 to $7,999	12,085,099	11,215,426	869,673	2,322,713	2,084,249	70,045	168,419	3,932,315	3,761,726	170,589	5,830,071	5,369,451	460,620
$8,000 to $9,999	13,119,845	12,170,456	949,389	3,143,203	3,027,570	11,472	104,161	4,102,714	3,842,416	260,298	5,873,928	5,300,470	573,458
$10,000 to $11,999	14,152,610	13,395,378	757,232	3,285,580	3,237,451	...	48,129	5,644,033	5,374,048	269,985	5,222,997	4,783,879	439,118
$12,000 to $13,999	11,925,487	11,248,737	676,750	3,334,178	3,172,787	...	161,391	3,754,819	3,538,754	216,065	4,836,490	4,537,196	299,294
$14,000 to $15,999	6,974,771	6,581,748	393,023	1,660,510	1,640,710	...	19,800	2,032,322	1,988,938	43,384	3,281,939	2,952,100	329,839
$16,000 to $19,999	6,286,117	5,901,463	384,654	1,339,200	1,324,086	...	15,114	1,259,289	1,146,326	112,963	3,687,628	3,431,051	256,577
$20,000 to $24,999	2,101,551	2,048,081	53,470	24,620	24,620	...	...	77,687	77,687	...	1,999,244	1,945,774	53,470
$25,000 or more	1,142,000	927,687	214,313	...	...	...	...	...	...	...	1,142,000	927,687	214,313
Term of First Mortgage													
Indefinite	453,514	421,739	31,775	...	...	...	...	...	...	...	453,514	421,739	31,775
On demand	292,268	269,262	23,006	...	...	...	...	...	...	...	292,268	269,262	23,006
Less than 8 years	1,799,059	1,734,828	64,231	13,753	13,753	...	...	...	...	...	1,785,306	1,721,075	64,231
8 to 12 years	6,117,453	5,650,115	467,338	7,446	7,446	...	...	23,502	23,502	...	6,086,505	5,619,167	467,338
13 to 17 years	9,221,742	8,493,404	728,338	295,022	295,022	...	...	520,204	507,957	12,247	8,406,516	7,690,425	716,091
18 to 22 years	25,098,180	23,373,384	1,724,796	4,249,011	3,976,377	132,731	139,903	3,490,152	3,273,212	216,940	17,359,017	16,123,795	1,235,222
23 to 27 years	22,856,867	20,858,323	1,998,544	8,017,699	7,192,985	446,821	377,893	9,541,965	9,126,500	415,465	5,297,203	4,538,838	758,365
28 to 32 years	15,197,540	14,457,772	739,768	5,132,203	5,012,180	39,636	80,387	9,611,360	8,991,615	619,745	453,977	453,977	...
33 years or more	246,772	231,658	15,114	185,723	170,609	...	15,114	...	...	...	61,049	61,049	...
Interest Rate of First Mortgage													
Less than 4.0 percent	352,169	333,875	18,294	9,697	9,697	...	...	50,369	50,369	...	292,103	273,809	18,294
4.0 percent	7,282,112	6,642,061	640,051	415,145	235,276	149,850	30,019	5,236,214	4,805,640	430,574	1,630,753	1,601,145	29,608
4.1 to 4.4 percent	1,840,523	1,617,050	223,473	1,644,050	1,420,577	97,817	125,656	...	...	...	196,473	196,473	...
4.5 percent	24,121,812	22,473,785	1,648,027	6,567,202	5,821,495	371,521	374,186	14,942,522	14,108,699	833,823	2,612,088	2,543,591	68,497
4.6 to 4.9 percent	3,343,940	3,316,543	27,397	84,347	84,347	...	...	2,068,756	2,068,756	...	1,190,837	1,163,440	27,397
5.0 percent	10,865,533	10,389,587	475,946	1,037,055	983,394	...	53,661	80,964	80,964	...	9,747,514	9,325,229	422,285
5.1 to 5.4 percent	8,707,271	8,670,441	36,830	7,048,532	7,018,757	...	29,775	808,358	808,358	...	850,381	843,326	7,055
5.5 percent	7,524,415	7,025,712	498,703	20,323	20,323	...	...	...	...	...	7,504,092	7,005,389	498,703
5.6 to 5.9 percent	2,755,267	2,441,650	313,617	1,074,506	1,074,506	...	...	...	...	...	1,680,761	1,367,144	313,617
6.0 percent	11,301,473	10,088,554	1,212,919	...	...	...	...	...	...	...	11,301,473	10,088,554	1,212,919
6.1 to 6.9 percent	2,161,181	1,561,950	599,231	...	...	...	...	...	...	...	2,161,181	1,561,950	599,231
7.0 percent	480,424	424,154	56,270	...	...	...	...	...	...	...	480,424	424,154	56,270
7.1 to 7.9 percent	330,078	308,361	21,717	...	...	...	...	...	...	...	330,078	308,361	21,717
8.0 percent or more	217,197	196,762	20,435	...	...	...	...	...	...	...	217,197	196,762	20,435
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	18,921,808	17,474,658	1,447,150	4,765,456	4,531,996	18,347	215,113	3,062,323	2,723,454	338,869	11,094,029	10,219,208	874,821
1958	13,333,744	12,095,056	1,238,688	3,829,273	3,743,444	5,739	80,090	2,577,096	2,380,913	196,183	6,927,375	5,970,699	956,676
1957	10,844,886	9,891,366	953,520	1,645,805	1,543,158	46,193	56,454	2,869,905	2,666,075	203,830	6,329,176	5,682,133	647,043
1955 and 1956	19,688,197	18,654,503	1,033,694	3,820,612	3,643,154	63,011	114,447	7,766,549	7,437,707	328,842	8,101,036	7,573,642	527,394
1950 to 1954	16,517,180	15,631,313	885,867	3,098,625	2,664,051	287,381	147,193	6,317,233	6,131,965	185,268	7,101,322	6,835,297	266,025
1945 to 1949	1,734,545	1,500,554	233,991	619,850	421,333	198,517	...	594,077	582,672	11,405	520,618	496,549	24,069
1940 to 1944	170,490	170,490	...	116,048	116,048	...	...	...	...	...	54,442	54,442	...
1939 or earlier	72,545	72,545	...	5,188	5,188	...	...	...	...	...	67,357	67,357	...
Method of Payment of First Mortgage													
Regular payments required	81,162,126	75,387,510	5,774,616	17,900,857	16,668,372	619,188	613,297	23,187,183	21,922,786	1,264,397	40,074,086	36,796,352	3,277,734
Interest and principal	80,517,117	74,761,255	5,755,862	17,900,857	16,668,372	619,188	613,297	23,187,183	21,922,786	1,264,397	39,429,077	36,170,097	3,258,980
Interest only	522,794	504,040	18,754	...	...	...	...	...	...	...	522,794	504,040	18,754
Principal only	122,215	122,215	...	...	...	...	...	...	...	...	122,215	122,215	...
No regular payments required	121,269	102,975	18,294	...	...	...	...	...	...	...	121,269	102,975	18,294

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	81,162,126	75,387,510	5,774,616	17,900,857	16,668,372	619,188	613,297	23,187,183	21,922,786	1,264,397	40,074,086	36,796,352	3,277,734
Less than $30	1,140,507	1,005,670	134,837	275,201	197,560	77,641	...	100,782	97,256	3,526	764,524	710,854	53,670
$30 to $39	3,141,170	2,657,940	483,230	1,208,125	932,880	240,129	35,116	749,352	665,528	83,824	1,183,693	1,059,532	124,161
$40 to $49	8,056,377	7,229,253	827,124	2,060,124	1,641,534	228,182	190,408	3,335,639	3,130,175	205,464	2,660,614	2,457,544	203,070
$50 to $59	12,319,414	11,533,571	785,843	3,361,398	3,185,831	73,236	102,331	4,879,741	4,617,391	262,350	4,078,275	3,730,349	347,926
$60 to $69	14,472,408	13,657,937	814,471	3,418,876	3,380,988	...	37,888	6,166,389	5,900,109	266,280	4,887,143	4,376,840	510,303
$70 to $79	12,169,303	11,354,654	814,649	2,964,801	2,794,223	...	170,578	4,342,725	4,108,152	234,573	4,861,777	4,452,279	409,498
$80 to $89	8,492,429	8,019,007	473,422	2,178,137	2,121,079	...	57,058	2,043,660	1,950,523	93,137	4,270,632	3,947,405	323,227
$90 to $99	6,138,417	5,717,394	421,023	1,152,883	1,152,883	...	...	697,650	680,250	17,400	4,287,884	3,884,261	403,623
$100 to $119	7,368,671	6,923,483	445,188	1,075,065	1,055,147	...	19,918	816,776	718,933	97,843	5,476,830	5,149,403	327,427
$120 to $149	3,921,518	3,659,789	261,729	206,247	206,247	...	...	54,469	54,469	...	3,660,802	3,399,073	261,729
$150 to $199	2,403,543	2,158,965	244,578	...	...	...	...	...	...	...	2,403,543	2,158,965	244,578
$200 or more	1,538,369	1,469,847	68,522	...	...	...	...	...	...	...	1,538,369	1,469,847	68,522
No regular payments required	121,269	102,975	18,294	...	...	...	...	...	...	...	121,269	102,975	18,294
Current Status of First Mortgage Payments													
Current or ahead of schedule	77,389,992	72,089,289	5,300,703	17,269,110	16,142,753	589,271	537,086	22,164,600	20,990,951	1,173,649	37,956,282	34,955,585	3,000,697
Delinquent	3,772,134	3,298,221	473,913	631,747	525,619	29,917	76,211	1,022,583	931,835	90,748	2,117,804	1,840,767	277,037
No regular payments required	121,269	102,975	18,294	...	...	...	...	...	...	...	121,269	102,975	18,294
Holder of First Mortgage													
Commercial bank or trust company, own account	10,694,290	10,183,216	511,074	3,763,483	3,554,362	117,036	92,085	2,599,687	2,424,620	175,067	4,331,120	4,204,234	126,886
Commercial bank or trust company, trust account	378,126	363,275	14,851	107,195	94,532	...	12,663	9,763	9,763	...	261,168	258,980	2,188
Mutual savings bank	12,934,434	12,278,354	656,080	3,803,360	3,586,128	80,415	136,817	6,440,146	6,136,179	303,967	2,690,928	2,556,047	134,881
Savings and loan association	27,079,373	24,410,865	2,668,508	2,393,887	2,283,409	74,624	35,854	5,629,680	5,312,746	316,934	19,055,806	16,814,710	2,241,096
Life insurance company	18,181,642	16,843,493	1,338,149	5,769,860	5,213,322	300,479	256,059	6,248,662	5,886,091	362,571	6,163,120	5,744,080	419,040
Mortgage company	763,087	736,751	26,336	299,957	293,806	6,151	...	308,374	294,021	14,353	154,756	148,924	5,832
Real estate or construction company	785,770	768,867	16,903	58,428	58,428	...	...	...	...	...	727,342	710,439	16,903
Federal or State agency	4,037,280	3,872,135	165,145	1,329,200	1,259,523	9,558	60,119	1,702,818	1,623,543	79,275	1,005,262	989,069	16,193
Retirement system, welfare fund, etc.	427,983	410,987	16,996	236,424	227,789	8,635	...	106,141	106,141	...	85,418	77,057	8,361
Other nonprofit organization	216,072	198,162	17,910	29,013	22,504	6,509	...	19,313	19,313	...	167,746	156,345	11,401
Individual or individual's estate	5,392,843	5,084,688	308,155	...	...	...	...	36,518	36,518	...	5,356,325	5,048,170	308,155
Other	392,495	339,692	52,803	110,050	74,569	15,781	19,700	86,081	73,851	12,230	196,364	191,272	5,092
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	2,426,066	2,333,170	92,896	293,508	293,508	...	...	143,135	143,135	...	1,989,423	1,896,527	92,896
20 to 29 percent	4,724,047	4,432,788	291,259	435,885	354,262	81,623	...	625,229	588,295	36,934	3,662,933	3,490,231	172,702
30 to 39 percent	7,751,861	7,050,413	701,448	1,103,983	777,689	251,659	74,635	1,146,097	1,116,777	29,320	5,501,781	5,155,947	345,834
40 to 49 percent	9,997,787	9,134,773	863,014	1,654,429	1,442,839	176,669	34,921	1,472,835	1,357,984	114,851	6,870,523	6,333,950	536,573
50 to 59 percent	12,835,674	11,742,578	1,093,096	2,262,750	2,013,602	79,877	169,271	2,938,379	2,809,530	128,849	7,634,545	6,919,446	715,099
60 to 69 percent	13,891,086	12,528,047	1,363,039	2,988,095	2,836,364	6,091	145,640	4,086,629	3,663,696	422,933	6,816,362	6,027,987	788,375
70 to 79 percent	13,717,495	12,851,765	865,730	2,956,980	2,909,083	18,416	29,481	6,189,688	5,768,871	420,817	4,570,827	4,173,811	397,016
80 to 89 percent	9,516,024	9,121,581	394,443	3,666,527	3,525,795	...	140,732	3,879,848	3,809,063	70,785	1,969,649	1,786,723	182,926
90 to 99 percent	5,636,867	5,546,130	90,737	2,386,858	2,363,388	4,853	18,617	2,355,484	2,330,111	25,373	894,525	852,631	41,894
100 percent or more	786,488	749,240	37,248	151,842	151,842	...	...	349,859	335,324	14,535	284,787	262,074	22,713

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	90,172,116	18,713,559	24,350,174	47,108,383
Average total mortgage debt	7.9	8.6	8.8	7.3
Total mortgage debt on 1-dwelling-unit properties	82,855,468	18,193,070	23,456,034	41,206,364
Average total mortgage debt	8.0	8.5	8.9	7.3
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	1,142,928	94,673	73,565	974,690
$2,000 to $3,999	4,451,250	710,957	711,118	3,029,175
$4,000 to $5,999	7,390,318	1,776,245	1,505,375	4,108,698
$6,000 to $7,999	12,293,982	2,467,920	3,903,349	5,922,713
$8,000 to $9,999	13,147,661	3,329,556	4,042,473	5,775,632
$10,000 to $11,999	14,554,545	3,342,970	5,756,505	5,455,070
$12,000 to $13,999	12,165,996	3,263,594	3,765,780	5,136,622
$14,000 to $15,999	7,462,632	1,809,777	2,252,444	3,400,411
$16,000 to $19,999	6,562,756	1,372,758	1,262,760	3,927,238
$20,000 to $24,999	2,448,236	24,620	182,665	2,240,951
$25,000 or more	1,235,164	...	...	1,235,164
Total Outstanding Debt as Percent of Value				
Less than 20 percent	2,379,808	293,508	143,135	1,943,165
20 to 29 percent	4,511,661	395,207	588,295	3,528,159
30 to 39 percent	7,479,597	891,919	1,163,609	5,424,069
40 to 49 percent	9,750,678	1,712,031	1,406,098	6,632,549
50 to 59 percent	12,539,620	2,307,360	2,869,453	7,362,807
60 to 69 percent	13,905,806	3,112,492	3,807,164	6,986,150
70 to 79 percent	14,444,009	3,100,900	6,211,726	5,131,383
80 to 89 percent	10,543,158	3,657,662	4,223,186	2,662,310
90 to 99 percent	6,365,899	2,543,484	2,631,600	1,190,815
100 percent or more	935,232	178,507	411,768	344,957
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	481,261	25,351	7,637	448,273
$5,000 to $7,400	2,077,048	417,628	345,095	1,314,325
$7,500 to $9,900	5,350,704	1,304,996	1,839,072	2,206,636
$10,000 to $12,400	10,949,393	2,935,004	3,821,442	4,192,947
$12,500 to $14,900	12,571,960	4,076,425	4,987,301	3,508,234
$15,000 to $17,400	15,719,022	4,301,589	6,016,636	5,400,797
$17,500 to $19,000	10,225,576	1,999,440	3,442,280	4,783,856
$20,000 to $24,900	10,385,047	2,107,069	2,126,168	6,151,810
$25,000 to $34,900	8,941,910	816,688	784,202	7,341,020
$35,000 or more	6,153,547	208,880	86,201	5,858,466
Year Built				
1958 and 1959	11,889,084	3,478,304	2,010,333	6,400,447
1955 to 1957	21,870,666	3,879,859	8,154,133	9,836,674
1950 to 1954	22,675,557	5,856,268	8,231,178	8,588,111
1940 to 1949	11,991,969	3,064,730	2,996,997	5,930,242
1930 to 1939	4,236,747	630,423	597,852	3,008,472
1929 or earlier	10,191,445	1,283,486	1,465,541	7,442,418
Condition				
Not dilapidated	82,546,928	18,158,549	23,371,153	41,017,226
Dilapidated	308,540	34,521	84,881	189,138

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	66,567,404	13,468,053	20,367,466	32,731,885
Less than 5 percent	142,344	49,841	13,106	79,397
5 to 9 percent	2,514,723	473,558	603,901	1,437,264
10 to 14 percent	12,648,151	2,905,587	4,154,173	5,588,391
15 to 19 percent	18,179,188	4,005,357	6,095,395	8,078,436
20 to 24 percent	15,302,802	3,371,146	5,326,104	6,605,552
25 to 29 percent	8,072,781	1,259,864	2,248,196	4,564,721
30 to 34 percent	3,218,983	659,506	869,658	1,689,819
35 to 39 percent	1,963,105	287,675	408,458	1,266,972
40 percent or more	4,525,327	455,519	648,475	3,421,333
Acquired 1959 and 1960 (part)	16,288,064	4,725,017	3,088,568	8,474,479
Income[1]				
Less than $2,000	1,796,431	328,220	327,477	1,140,734
$2,000 to $2,999	1,731,893	322,112	321,758	1,088,023
$3,000 to $3,999	2,561,003	384,571	709,851	1,466,581
$4,000 to $4,999	6,390,335	1,604,336	2,079,363	2,906,636
$5,000 to $5,999	10,305,210	2,583,997	3,540,903	4,180,310
$6,000 to $6,999	11,904,325	2,914,800	3,956,209	5,033,316
$7,000 to $7,999	11,367,780	2,600,956	4,084,420	4,682,404
$8,000 to $8,999	8,352,395	2,033,327	2,513,312	3,805,756
$9,000 to $9,999	6,741,300	1,749,496	2,104,448	2,887,356
$10,000 to $11,999	8,339,636	1,859,138	2,098,458	4,382,040
$12,000 to $14,999	5,746,757	1,268,650	1,073,825	3,404,282
$15,000 or more	7,418,403	543,467	646,010	6,228,926
Age of Head				
Under 25 years	1,596,527	776,771	224,430	595,326
25 to 34 years	24,989,086	5,736,569	9,127,449	10,125,068
35 to 44 years	31,243,856	6,564,844	10,489,388	14,189,624
45 to 64 years	22,664,373	4,731,387	3,325,914	14,607,072
65 years and over	2,361,626	383,499	288,853	1,689,274
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	75,491,077	16,873,015	21,994,642	36,623,420
Under 45 years	54,146,702	12,371,494	18,865,516	22,909,692
With own children under 18	47,711,242	10,625,213	17,072,806	20,013,223
No own children under 18	6,435,460	1,746,281	1,792,710	2,896,469
45 to 64 years	19,738,344	4,223,242	2,970,393	12,544,709
With own children under 18	10,899,187	2,495,338	1,676,634	6,727,215
No own children under 18	8,839,157	1,727,904	1,293,759	5,817,494
65 years and over	1,606,031	278,279	158,733	1,169,019
Other households with 2 or more persons	5,277,816	950,123	1,038,843	3,288,850
Under 65 years	4,808,832	864,033	966,251	2,978,548
65 years and over	468,984	86,090	72,592	310,302
Households with 1 person	2,086,575	369,932	422,549	1,294,094
Under 65 years	1,799,964	350,802	365,021	1,084,141
65 years and over	286,611	19,130	57,528	209,953
Color of Head				
White	79,789,816	17,652,003	22,689,058	39,448,755
Nonwhite	3,065,652	541,067	766,976	1,757,609
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	82,729,295	18,193,070	23,456,034	41,080,191
Less than 5 percent	2,684,170	554,463	383,003	1,746,704
5 to 9 percent	26,042,766	6,344,537	8,740,127	10,958,102
10 to 14 percent	31,974,994	7,857,738	10,115,451	14,001,805
15 to 19 percent	12,521,496	2,399,584	2,603,436	7,518,476
20 to 24 percent	3,997,535	473,181	855,871	2,668,483
25 to 29 percent	1,952,156	168,436	221,502	1,562,218
30 to 34 percent	961,954	62,274	129,606	770,074
35 to 39 percent	455,704	36,061	89,859	329,784
40 percent or more	2,138,520	296,796	317,179	1,524,545
No regular payments required	126,173	...	...	126,173

[1] Income of owner and relatives living with him.

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	11,457,743	1,639,459	1,686,688	3,999,776	2,069,605	208,449	453,104	91,366	1,223,960	85,336
Total 1-dwelling-unit properties.....	10,392,547	1,527,651	1,484,794	3,550,011	2,027,630	187,535	441,699	79,715	1,015,720	77,792
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000.....	125,715	19,271	7,180	46,236	1,906	7,244	...	...	35,029	8,849
$2,000 to $3,999.....	849,621	164,499	74,228	315,080	36,699	16,706	7,370	5,349	215,988	13,702
$4,000 to $5,999.....	1,390,695	238,348	86,833	575,374	162,870	28,683	32,453	11,089	239,085	15,960
$6,000 to $7,999.....	1,593,785	269,020	206,109	547,358	275,918	24,303	69,262	10,140	176,417	15,258
$8,000 to $9,999.....	1,945,102	241,812	341,603	675,190	387,490	31,025	115,439	9,255	133,509	9,779
$10,000 to $11,999.....	1,674,474	241,485	313,921	456,771	420,494	25,246	78,880	25,499	103,910	8,268
$12,000 to $13,999.....	1,313,396	165,664	205,715	412,942	354,896	33,997	92,508	2,832	43,660	1,182
$14,000 to $15,999.....	731,388	54,173	139,058	272,640	155,600	10,174	42,873	11,596	43,564	1,710
$16,000 to $19,999.....	494,634	58,367	98,212	153,854	156,762	10,157	2,914	2,716	8,568	3,084
$20,000 to $24,999.....	186,236	45,861	11,935	61,153	55,901	...	...	...	11,386	...
$25,000 or more.....	87,501	29,151	...	33,413	19,094	...	...	1,239	4,604	...
Median.....dollars..	9,300	8,600	10,200	8,900	10,700	9,100	9,900	10,300	6,200	6,100
First Mortgage Outstanding Debt										
Less than $2,000.....	977,387	178,372	75,680	398,901	81,054	12,540	11,124	5,242	194,416	20,058
$2,000 to $3,999.....	1,530,660	292,074	120,924	565,715	206,179	29,197	20,775	7,286	274,800	13,710
$4,000 to $5,999.....	1,533,082	271,093	183,969	502,845	270,556	27,529	60,874	13,815	186,507	15,894
$6,000 to $7,999.....	1,724,881	207,659	299,309	606,231	319,132	24,038	89,702	17,321	146,978	14,511
$8,000 to $9,999.....	1,459,409	204,467	246,228	440,115	355,166	23,616	72,311	16,934	92,929	7,643
$10,000 to $11,999.....	1,291,209	151,959	238,809	414,237	338,389	21,358	64,049	6,237	53,712	2,459
$12,000 to $13,999.....	920,867	89,747	159,427	294,602	222,476	32,091	89,644	4,856	28,024	...
$14,000 to $15,999.....	467,049	37,900	95,902	156,060	105,031	8,906	31,211	6,785	23,623	1,631
$16,000 to $19,999.....	354,979	45,676	59,589	119,012	108,585	8,260	2,009	...	9,962	1,886
$20,000 to $24,999.....	94,409	34,520	4,957	35,089	15,117	...	...	1,239	3,487	...
$25,000 or more.....	38,615	14,184	...	17,204	5,945	...	...	...	1,282	...
Median.....dollars..	7,300	6,200	8,500	7,000	8,800	8,000	9,100	7,600	4,400	4,600
Term of First Mortgage										
Indefinite.....	81,402	7,720	3,370	1,799	...	9,489	...	...	59,024	...
On demand.....	65,322	13,650	14,360	3,354	...	5,853	...	...	28,105	...
Less than 8 years.....	514,185	178,224	26,652	97,403	9,274	21,239	1,544	9,205	154,246	16,398
8 to 12 years.....	1,375,361	301,499	51,491	566,100	40,461	28,540	...	8,570	365,220	13,480
13 to 17 years.....	1,539,749	192,088	95,991	828,723	153,497	24,184	5,649	12,549	218,819	8,249
18 to 22 years.....	3,050,883	391,377	393,266	1,240,536	728,819	29,020	112,918	11,485	123,040	20,422
23 to 27 years.....	2,426,299	355,206	440,584	544,242	837,776	30,027	129,561	18,877	52,414	17,612
28 to 32 years.....	1,309,165	86,088	457,174	266,055	257,803	37,893	175,809	17,654	9,058	1,631
33 years or more.....	30,181	1,799	1,906	1,799	...	1,290	16,218	1,375	5,794	...
Median.....years..	21	19	25	19	23	20	27	22	12	18
Interest Rate of First Mortgage										
Less than 4.0 percent.....	56,961	...	...	5,629	...	...	8,735	...	42,597	...
4.0 percent.....	1,284,808	214,776	283,785	198,254	343,916	5,647	170,700	5,058	47,463	15,209
4.1 to 4.4 percent.....	336,840	57,410	55,389	71,696	133,903	3,887	10,754	1,993	...	1,808
4.5 percent.....	2,802,459	508,286	606,233	616,561	911,263	12,616	86,243	33,595	12,671	14,991
4.6 to 4.9 percent.....	278,258	16,208	75,431	60,469	82,142	5,332	28,784	3,929	5,963	...
5.0 percent.....	1,548,070	202,841	166,904	691,619	231,949	11,112	40,627	13,081	178,150	11,787
5.1 to 5.4 percent.....	732,342	129,942	174,796	153,428	154,572	26,379	82,373	7,875	1,779	1,198
5.5 percent.....	842,226	107,766	84,158	517,787	60,624	4,263	2,462	3,830	56,115	5,221
5.6 to 5.9 percent.....	203,788	12,954	5,307	93,954	60,266	14,139	9,945	...	3,530	3,693
6.0 percent.....	1,877,134	240,408	22,624	918,637	39,104	70,994	1,076	10,354	560,966	12,971
6.1 to 6.9 percent.....	261,003	22,349	3,591	176,383	6,786	14,218	...	...	36,402	1,274
7.0 percent.....	73,929	6,406	2,977	18,411	1,247	9,659	...	...	32,239	2,990
7.1 to 7.9 percent.....	31,646	...	3,599	22,329	...	3,860	...	...	1,858	...
8.0 percent or more.....	63,083	8,305	...	4,854	1,858	5,429	...	...	35,987	6,650
Median.....percent..	5.0	4.6	4.6	5.4	4.6	6.0	4.5	4.6	6.0	5.1
Origin of First Mortgage										
Made when property acquired.....	7,240,414	1,014,848	1,184,160	2,319,235	1,395,114	156,328	305,549	56,309	760,335	48,536
Assumed when property acquired.....	1,333,448	162,123	177,861	372,607	425,152	14,911	94,657	4,879	68,663	12,595
Made after property acquired.....	1,818,685	350,680	122,773	858,169	207,364	16,296	41,493	18,527	186,722	16,661
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	1,787,563	254,365	191,140	688,189	209,098	74,149	129,911	6,805	212,119	21,787
1958.....	1,363,338	183,321	206,169	493,978	233,848	19,055	69,708	11,379	137,329	8,551
1957.....	1,219,949	170,274	154,635	442,441	219,611	20,301	57,404	11,624	138,531	5,128
1955 and 1956.....	2,470,822	349,703	331,162	894,886	519,302	44,835	69,380	28,322	218,990	14,242
1950 to 1954.....	2,841,396	394,210	504,064	864,244	683,255	21,210	101,494	16,314	237,387	19,218
1945 to 1949.....	554,766	124,301	63,604	152,276	136,655	7,985	12,003	3,588	48,811	5,543
1940 to 1944.....	114,321	44,629	14,390	13,997	25,861	...	1,799	1,683	10,418	1,544
1939 or earlier.....	40,392	6,848	19,630	...	...	...	...	...	12,135	1,779
Method of Payment of First Mortgage										
Regular payments required.....	10,373,659	1,524,760	1,484,794	3,550,011	2,027,630	187,535	441,699	79,715	1,001,266	76,249
Interest and principal.....	10,241,500	1,512,665	1,474,246	3,536,036	2,025,851	185,591	441,699	73,974	915,189	76,249
Interest only.....	107,720	12,095	10,548	13,975	...	1,944	...	5,741	63,417	...
Principal only.....	24,439	...	...	...	1,779	...	...	...	22,660	...
No regular payments required.....	18,888	2,891	...	...	...	...	...	...	14,454	1,543

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage: Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	10,373,659	1,524,760	1,484,794	3,550,011	2,027,630	187,535	441,699	79,715	1,001,266	76,249
Less than $30	585,118	118,874	74,641	195,261	55,194	11,026	9,182	9,223	106,323	5,394
$30 to $39	966,926	134,170	133,788	351,095	145,479	9,189	58,091	1,056	118,821	15,237
$40 to $49	1,626,618	219,871	273,960	574,051	280,974	29,984	118,402	8,917	105,400	15,059
$50 to $59	1,914,129	308,196	319,108	553,726	391,441	30,252	82,116	23,361	187,153	18,776
$60 to $69	1,713,357	211,769	287,941	528,407	432,006	19,981	59,999	15,600	146,753	10,901
$70 to $79	1,223,990	183,567	150,306	423,130	243,355	25,522	78,629	4,194	114,854	433
$80 to $89	763,146	86,252	107,999	288,197	138,676	29,078	30,053	6,697	70,766	5,428
$90 to $99	516,017	58,160	52,548	227,990	114,799	15,289	3,428	3,925	38,601	1,277
$100 to $119	575,347	82,309	56,329	212,315	127,725	15,221	...	5,503	74,087	1,858
$120 to $149	248,665	40,705	24,808	99,630	62,494	1,993	...	...	17,149	1,886
$150 to $199	166,706	44,424	3,366	74,462	31,004	...	...	1,239	12,211	...
$200 or more	73,640	36,463	...	21,747	4,483	...	1,799	...	9,148	...
Median, ...dollars	61	59	58	62	63	67	54	59	59	51
No regular payments required	18,888	2,891	...	...	...	...	...	...	14,454	1,543
Current Status of First Mortgage Payments										
Current or ahead of schedule	9,789,766	1,472,730	1,443,008	3,265,328	1,964,007	161,327	415,941	77,916	914,534	74,975
Delinquent	583,893	52,030	41,786	284,683	63,623	26,208	25,758	1,799	86,732	1,274
No regular payments required	18,888	2,891	...	...	...	...	...	...	14,454	1,543
Servicing of First Mortgage										
By holder	7,643,986	1,361,499	1,007,748	3,411,827	758,403	150,359	125,590	34,562	747,140	46,858
By agent	2,748,561	166,152	477,046	138,184	1,269,227	37,176	316,109	45,153	268,580	30,934
Location of First Mortgage Holder										
Holder and property in--										
Same division	8,444,740	1,443,145	1,052,258	3,463,518	864,583	172,975	371,972	64,620	962,381	49,288
Different division	1,937,022	84,506	432,536	86,493	1,152,262	14,560	69,727	15,095	53,339	28,504
Holder outside United States	10,785	...	...	...	10,785	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	8,573,862	1,176,971	1,362,021	2,691,842	1,820,266	171,239	400,206	61,188	828,998	61,131
Less than 40 percent	369,912	81,638	67,194	109,513	52,081	3,090	930	1,779	46,880	6,807
40 to 49 percent	410,259	88,528	27,372	165,870	91,903	2,416	6,602	2,023	25,545	...
50 to 59 percent	800,388	156,549	75,371	303,223	165,347	6,365	16,621	1,779	66,346	8,787
60 to 69 percent	1,427,767	196,064	142,202	644,454	296,439	16,894	20,210	26,642	74,807	10,055
70 to 79 percent	1,478,426	195,152	230,132	609,950	286,536	10,055	43,476	4,450	91,093	7,582
80 to 84 percent	879,258	173,426	165,630	191,168	156,065	6,009	34,379	5,648	143,197	3,736
85 to 89 percent	864,269	131,689	163,664	150,833	256,477	17,498	40,829	1,600	100,135	1,544
90 to 94 percent	833,604	71,606	180,080	182,836	191,642	13,119	53,991	6,577	119,126	14,627
95 to 99 percent	789,297	35,999	199,732	168,229	185,074	32,790	104,518	7,634	51,702	3,619
100 percent or more	720,682	46,320	110,644	165,766	138,702	63,003	78,650	3,056	110,167	4,374
Median, ...percent	79	73	84	72	81	97	93	69	84	76
Other properties	1,818,685	350,680	122,773	858,169	207,364	16,296	41,493	18,527	186,722	16,661
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	8,573,862	1,176,971	1,362,021	2,691,842	1,820,266	171,239	400,206	61,188	828,998	61,131
Less than 40 percent	357,405	79,763	67,194	105,790	47,582	3,090	930	1,779	44,470	6,807
40 to 49 percent	344,266	86,984	25,468	129,995	73,973	2,416	5,312	2,023	18,095	...
50 to 59 percent	683,937	142,787	71,376	248,624	142,474	6,365	14,763	1,779	52,182	3,587
60 to 69 percent	1,297,929	184,898	132,490	576,145	273,713	14,331	15,989	23,562	66,746	10,055
70 to 79 percent	1,408,581	188,951	211,248	582,329	272,347	10,055	36,627	6,249	92,668	8,107
80 to 84 percent	900,850	164,238	157,247	217,424	161,750	6,009	34,650	5,648	150,828	3,056
85 to 89 percent	932,593	140,200	163,638	198,951	265,873	17,498	39,860	2,881	100,605	3,087
90 to 94 percent	905,532	81,211	183,458	225,022	199,701	11,937	57,742	6,577	123,983	15,901
95 to 99 percent	888,579	46,769	220,107	209,958	196,383	34,726	109,492	7,634	58,643	4,867
100 percent or more	854,190	61,170	129,795	197,604	186,470	64,812	84,841	3,056	120,778	5,664
Median, ...percent	81	75	85	75	83	97	95	72	85	83
Other properties	1,818,685	350,680	122,773	858,169	207,364	16,296	41,493	18,527	186,722	16,661
Total Outstanding Debt as Percent of Value										
Less than 20 percent	1,148,199	253,917	138,472	428,007	131,232	5,131	10,448	7,021	156,346	17,625
20 to 29 percent	976,506	240,007	75,592	318,054	183,713	7,057	5,477	10,581	130,649	5,370
30 to 39 percent	1,208,700	212,054	154,544	488,734	233,325	7,290	29,918	8,147	72,880	1,808
40 to 49 percent	1,296,583	209,962	181,741	441,865	263,477	16,053	29,744	15,594	119,989	18,158
50 to 59 percent	1,456,974	178,852	188,337	581,090	321,924	21,411	55,342	14,312	79,232	16,474
60 to 69 percent	1,389,870	195,036	196,736	468,175	287,107	23,818	63,591	8,194	142,206	5,007
70 to 79 percent	1,316,413	132,417	256,281	414,214	284,164	32,119	62,449	7,459	122,469	4,841
80 to 89 percent	941,451	68,969	179,362	254,998	199,379	22,566	84,805	6,385	122,005	2,982
90 to 99 percent	551,479	35,382	101,626	137,437	105,429	40,120	78,141	2,022	47,602	3,720
100 percent or more	106,372	1,055	12,103	17,437	17,874	11,970	21,784	...	22,342	1,807
Median, ...percent	54	43	60	52	56	74	74	49	54	48

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	234,906	20,950	5,272	53,621	3,704	14,697	5,571	...	125,531	5,560
$5,000 to $7,400	638,810	54,375	19,840	266,601	61,977	29,712	15,151	...	180,584	10,570
$7,500 to $9,900	1,102,858	147,681	128,423	401,077	146,973	22,506	68,763	4,693	172,714	10,028
$10,000 to $12,400	1,820,059	289,344	255,494	577,188	299,408	46,923	108,039	15,796	204,149	23,718
$12,500 to $14,900	1,569,174	201,343	281,103	463,694	368,371	35,517	117,071	14,173	78,143	9,759
$15,000 to $17,400	1,807,952	227,331	343,114	614,304	430,897	16,575	67,374	6,597	97,288	4,472
$17,500 to $19,900	1,035,940	176,898	152,993	416,027	178,209	6,492	24,642	21,974	48,685	10,020
$20,000 to $24,900	1,037,526	193,749	174,655	354,863	218,720	10,289	20,351	6,031	55,203	3,665
$25,000 to $34,900	734,929	113,163	84,712	304,226	184,179	4,824	8,195	4,444	31,186	...
$35,000 or more	410,393	102,817	39,188	98,410	135,192	...	6,542	6,007	22,237	...
Median.....dollars..	14,700	15,600	15,400	15,100	15,800	11,400	13,000	17,000	10,400	11,300
Year Built										
1958 and 1959	918,447	66,369	119,490	388,684	139,721	45,923	99,992	3,351	45,858	9,059
1955 to 1957	1,988,332	246,100	286,394	684,841	541,298	32,722	89,626	21,779	74,114	11,458
1950 to 1954	2,763,913	330,149	580,753	780,987	702,764	43,426	148,581	27,376	130,899	18,978
1940 to 1949	1,995,975	432,781	214,303	548,845	450,939	27,288	69,948	3,657	229,865	18,349
1930 to 1939	693,720	88,601	75,300	268,320	92,100	11,093	7,983	7,437	137,393	5,493
1929 or earlier	2,032,160	363,651	208,554	878,334	100,808	27,083	25,569	16,115	397,591	14,455
New or Previously Occupied										
New	4,604,256	632,662	764,343	1,519,158	1,132,887	85,102	220,869	38,048	174,951	36,236
Previously occupied	5,788,291	894,989	720,451	2,030,853	894,743	102,433	220,830	41,667	840,769	41,556
Number of Mortgages on Property										
1 mortgage	9,592,235	1,447,136	1,403,062	3,200,517	1,848,077	180,037	416,867	72,969	954,790	68,780
2 mortgages	760,948	79,294	80,558	339,921	161,466	3,126	23,589	4,938	59,044	9,012
3 mortgages or more	39,364	1,221	1,174	9,573	18,087	4,372	1,243	1,808	1,886	...
Condition										
Not dilapidated	10,312,017	1,521,393	1,477,544	3,525,171	2,013,367	185,727	439,283	79,715	992,025	77,792
Dilapidated	80,530	6,258	7,250	24,840	14,263	1,808	2,416	...	23,695	...
Property Location										
Inside central city	4,034,352	538,724	448,506	1,436,275	816,084	96,718	170,032	21,556	470,863	35,594
Outside central city	6,358,195	988,927	1,036,288	2,113,736	1,211,546	90,817	271,667	58,159	544,857	42,198
Real Estate Tax per $1,000 Value										
Acquired before 1959	8,961,988	1,364,484	1,306,762	3,036,901	1,846,687	116,447	316,060	76,093	835,678	62,876
Less than $5	625,100	93,753	54,599	169,301	126,006	24,333	24,057	9,076	115,392	8,583
$5 to $9	1,469,173	220,073	113,603	602,527	282,643	28,654	38,406	10,194	147,197	25,876
$10 to $14	2,606,921	366,789	244,353	907,460	689,315	27,195	116,874	12,993	233,314	8,628
$15 to $19	2,250,552	422,177	312,520	714,323	500,931	24,915	79,694	25,239	160,237	10,516
$20 to $24	1,142,813	163,970	266,605	398,073	172,584	1,298	38,320	11,590	83,173	7,200
$25 to $29	505,795	56,021	200,841	133,633	51,312	1,275	15,625	5,057	39,958	2,073
$30 to $39	263,172	24,209	98,118	74,671	20,280	5,550	1,178	1,944	37,222	...
$40 or more	98,462	17,492	16,123	36,913	3,616	3,227	1,906	...	19,185	...
Median.....dollars..	15	15	19	14	14	11	14	16	13	9
Acquired 1959 and 1960 (part)	1,430,559	163,167	178,032	513,110	180,943	71,088	125,639	3,622	180,042	14,916
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	8,961,988	1,364,484	1,306,762	3,036,901	1,846,687	116,447	316,060	76,093	835,678	62,876
Less than 5 percent	26,077	7,591	3,812	7,334	1,809	1,808	...	...	3,723	...
5 to 9 percent	469,660	99,543	46,342	124,814	123,021	3,607	18,416	1,779	47,341	4,797
10 to 14 percent	1,972,564	326,656	229,213	636,403	498,357	14,372	87,545	22,789	137,183	20,046
15 to 19 percent	2,412,949	370,930	388,194	761,165	543,896	34,329	84,275	21,688	190,113	18,359
20 to 24 percent	1,833,252	282,558	356,083	591,986	316,313	25,012	74,474	17,418	162,177	7,231
25 to 29 percent	945,843	108,073	125,659	401,433	157,067	11,890	23,736	7,911	108,797	1,277
30 to 34 percent	418,608	71,251	66,405	139,857	71,597	13,572	10,693	1,812	40,172	3,249
35 to 39 percent	245,123	25,707	20,337	93,948	59,273	4,773	1,875	888	37,140	1,182
40 percent or more	637,912	72,175	70,717	279,961	75,354	7,084	15,046	1,808	109,032	6,735
Median.....percent..	19	18	20	20	18	21	18	18	21	17
Acquired 1959 and 1960 (part)	1,430,559	163,167	178,032	513,110	180,943	71,088	125,639	3,622	180,042	14,916

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	402,293	27,867	36,610	138,611	44,132	12,861	9,246	1,808	122,479	8,679
$2,000 to $2,999	314,595	42,812	24,691	103,953	58,301	11,226	12,513	...	61,099	...
$3,000 to $3,999	487,548	72,463	46,392	173,504	53,823	19,295	23,833	3,835	85,629	8,774
$4,000 to $4,999	1,030,053	134,266	129,509	360,600	156,457	30,856	68,113	2,910	139,887	7,455
$5,000 to $5,999	1,505,002	199,754	198,636	599,745	252,737	27,648	72,899	10,739	134,290	9,554
$6,000 to $6,999	1,514,687	216,392	259,588	511,052	243,912	33,706	71,048	17,449	150,746	10,794
$7,000 to $7,999	1,335,194	164,066	252,061	424,283	253,022	27,438	83,607	7,779	114,464	8,474
$8,000 to $8,999	1,013,657	181,406	165,241	370,390	183,141	11,818	39,712	7,606	48,585	5,758
$9,000 to $9,999	760,083	129,104	91,666	244,874	194,067	4,858	30,643	14,088	48,975	1,808
$10,000 to $11,999	892,240	132,862	130,990	321,629	231,616	3,011	21,810	5,215	40,841	4,266
$12,000 to $14,999	566,809	119,879	82,872	147,471	157,669	2,592	6,185	4,727	35,396	10,018
$15,000 or more	570,386	106,780	66,538	153,899	198,753	2,226	3,090	3,559	33,329	2,212
Median.....dollars..	7,000	7,400	7,200	6,800	7,800	5,700	6,500	7,400	5,700	6,400
Age of Head										
Under 25 years	172,007	26,761	14,247	58,948	11,515	6,214	20,900	3,637	27,978	1,807
25 to 34 years	2,649,822	294,792	442,561	899,387	489,867	71,543	171,707	31,120	232,041	16,804
35 to 44 years	3,661,037	535,941	570,178	1,160,434	853,098	52,559	155,140	29,921	281,865	21,901
45 to 64 years	3,409,036	604,398	397,068	1,225,898	617,770	51,456	82,151	15,037	386,814	28,444
65 years and over	500,645	65,759	60,740	205,344	55,380	5,763	11,801	...	87,022	8,836
Median	41	43	40	42	41	38	37	37	44	44
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	9,241,482	1,378,691	1,341,075	3,106,548	1,850,325	166,100	396,647	73,012	859,779	69,305
Under 45 years	5,981,166	794,014	957,831	1,938,674	1,273,257	121,582	318,087	62,899	477,916	36,906
With own children under 18	5,292,063	704,456	860,569	1,675,764	1,146,323	105,126	290,137	57,615	428,390	23,683
No own children under 18	689,103	89,558	97,262	262,910	126,934	16,456	27,950	5,284	49,526	13,223
45 to 64 years	2,924,923	534,982	347,323	1,034,634	537,750	42,643	71,474	10,113	322,441	23,563
With own children under 18	1,478,706	270,933	208,320	531,220	254,237	21,860	39,894	3,144	136,034	13,064
No own children under 18	1,446,217	264,049	139,003	503,414	283,513	20,783	31,580	6,969	186,407	10,499
65 years and over	335,393	49,695	35,921	133,240	39,318	1,875	7,086	...	59,422	8,836
Other households with 2 or more persons	826,269	112,747	107,981	318,578	123,064	14,817	33,085	4,904	104,413	6,680
Under 65 years	728,865	103,302	89,014	279,364	108,810	12,873	30,178	4,904	93,740	6,680
65 years and over	97,404	9,445	18,967	39,214	14,254	1,944	2,907	...	10,673	...
Households with 1 person	324,796	36,213	35,738	124,885	54,241	6,618	11,967	1,799	51,528	1,807
Under 65 years	256,948	29,594	29,886	91,995	52,433	4,674	10,159	1,799	34,601	1,807
65 years and over	67,848	6,619	5,852	32,890	1,808	1,944	1,808	...	16,927	...
Color of Head										
White	9,856,673	1,482,451	1,439,173	3,360,409	1,985,735	154,453	403,852	79,715	877,927	72,958
Nonwhite	535,874	45,200	45,621	189,602	41,895	33,082	37,847	...	137,793	4,834
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	3,624,906	421,672	515,882	1,257,767	612,414	109,839	242,418	19,727	419,647	25,540
Less than 1.0	128,892	15,777	7,466	35,213	9,621	7,317	9,443	3,464	40,158	433
1.0 to 1.4	577,603	48,780	65,888	179,307	134,001	16,374	33,631	1,056	88,018	10,548
1.5 to 1.9	994,920	143,316	188,094	305,925	161,242	24,778	70,773	5,497	85,139	10,156
2.0 to 2.4	875,422	103,921	135,215	284,850	132,828	31,306	54,971	3,637	127,417	1,277
2.5 to 2.9	515,621	46,578	64,527	211,259	94,305	17,647	49,048	5,185	27,072	...
3.0 to 3.4	202,816	25,752	28,898	96,141	22,976	1,993	9,007	...	16,867	1,182
3.5 to 3.9	118,869	17,366	11,910	41,484	19,127	2,574	5,627	888	17,949	1,944
4.0 or more	210,763	20,182	13,884	103,588	38,314	7,850	9,918	...	17,027	...
Median.....ratio..	2.1	2.0	2.0	2.2	2.0	2.1	2.1	...	2.0	...
Other properties	6,767,641	1,105,979	968,912	2,292,244	1,415,216	77,696	199,281	59,988	596,073	52,252
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	10,373,659	1,524,760	1,484,794	3,550,011	2,027,630	187,535	441,699	79,715	1,001,266	76,249
Less than 5 percent	647,582	140,438	109,095	172,366	120,471	5,551	12,509	5,368	73,104	8,680
5 to 9 percent	3,927,216	578,880	617,957	1,268,002	962,539	28,613	184,505	39,020	214,615	33,085
10 to 14 percent	3,558,209	545,815	568,819	1,203,963	641,199	75,684	163,019	27,739	315,538	16,433
15 to 19 percent	1,205,890	138,100	103,128	502,857	176,576	38,261	56,456	4,892	177,430	8,190
20 to 24 percent	430,492	57,610	38,757	190,263	55,820	19,954	10,371	888	56,829	...
25 to 29 percent	202,814	22,972	15,664	52,241	22,764	10,227	4,415	...	73,349	1,182
30 to 34 percent	81,008	5,642	4,524	36,668	9,451	1,906	2,391	...	20,426	...
35 to 39 percent	64,728	7,274	1,375	27,723	6,316	1,944	3,893	...	14,424	1,779
40 percent or more	255,720	28,029	25,475	95,928	32,494	5,395	4,140	1,808	55,551	6,900
Median.....percent..	11	10	10	11	10	14	11	9	13	9
No regular payments required	18,888	2,891	...	...	...	...	...	...	14,454	1,543
Veteran Status										
Korean War service	1,286,370	119,683	222,074	406,232	289,750	34,345	105,927	3,928	91,450	12,981
Korean War service only	797,172	73,521	149,716	262,116	145,496	25,940	67,277	1,906	60,649	10,551
Korean War and other service	489,198	46,162	72,358	144,116	144,254	8,405	38,650	2,022	30,801	2,430
Other service	4,596,144	716,103	777,553	1,444,342	1,010,625	64,760	209,578	47,641	297,597	27,945
With World War II service	4,100,535	637,320	716,916	1,262,614	910,405	55,242	199,978	47,641	247,519	22,900
No World War II service	495,609	78,783	60,637	181,728	100,220	9,518	9,600	...	50,078	5,045
Nonveteran	4,510,033	691,865	485,167	1,699,437	727,255	88,430	126,194	28,146	626,673	36,866

[1] Income of owner and relatives living with him.

Chapter 3

NORTHEAST

REGION

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	51
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	53
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	59
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	61

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties	6,978,388	2,983,856	3,994,532
Total 1-dwelling-unit properties	5,773,310	2,395,825	3,377,485
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000	352,050	264,508	87,542
$5,000 to $7,400	608,494	372,652	235,842
$7,500 to $9,900	692,513	363,579	328,934
$10,000 to $12,400	1,010,006	456,969	553,037
$12,500 to $14,900	629,126	165,063	464,063
$15,000 to $17,400	837,453	256,797	580,656
$17,500 to $19,900	507,709	108,877	398,832
$20,000 to $24,900	559,198	161,112	398,086
$25,000 to $34,900	402,010	170,622	231,388
$35,000 or more	174,751	75,646	99,105
Median.....dollars	13,400	11,100	15,100
Year Built			
1958 and 1959	328,163	38,307	289,856
1955 to 1957	532,428	98,882	433,546
1950 to 1954	1,042,767	240,607	802,160
1940 to 1949	828,715	269,339	559,376
1930 to 1939	488,535	280,926	207,609
1929 or earlier	2,552,702	1,467,764	1,084,938
Condition			
Not dilapidated	5,676,565	2,337,054	3,339,511
Dilapidated	96,745	58,771	37,974
Rooms			
Less than 4 rooms	100,197	71,221	28,976
4 rooms	541,595	209,944	331,651
5 rooms	1,389,580	538,838	850,742
6 rooms	1,889,427	780,387	1,109,040
7 rooms	1,004,203	373,123	631,080
8 rooms or more	848,308	422,312	425,996
Median	6.0	6.0	5.9
Purchase Price as Percent of Value			
Acquired by purchase	5,477,357	2,125,549	3,351,808
Purchased 1957 to 1960 (part)	1,229,641	164,515	1,065,126
Less than 80 percent	184,674	50,980	133,694
80 to 89 percent	293,951	29,083	264,868
90 to 94 percent	220,137	21,708	198,429
95 to 99 percent	145,293	13,514	131,779
100 percent or more	385,586	49,230	336,356
Median.....percent	93	91	93
Purchased 1950 to 1956	2,171,581	485,479	1,686,102
Less than 60 percent	191,367	76,520	114,847
60 to 79 percent	678,944	135,741	543,203
80 to 89 percent	626,785	122,898	503,887
90 to 99 percent	345,433	49,103	296,330
100 percent or more	329,052	101,217	227,835
Median.....percent	83	82	84
Purchased 1949 or earlier	2,076,135	1,475,555	600,580
Less than 40 percent	645,680	515,732	129,948
40 to 59 percent	636,589	454,592	181,997
60 to 79 percent	466,447	314,159	152,288
80 to 99 percent	207,451	109,871	97,580
100 percent or more	119,968	81,201	38,767
Median.....percent	52	50	59
Not acquired by purchase	295,953	270,276	25,677
Real Estate Tax			
Acquired before 1959	5,296,123	2,319,977	2,976,146
Less than $50	288,553	200,525	88,028
$50 to $99	453,007	288,777	164,230
$100 to $149	692,152	360,046	332,106
$150 to $199	685,416	321,167	364,249
$200 to $249	696,422	298,975	397,447
$250 to $299	576,191	215,443	360,748
$300 to $499	1,429,477	440,039	989,438
$500 or more	474,905	195,005	279,900
Median.....dollars	238	198	270
Acquired 1959 and 1960 (part)	477,187	75,848	401,339

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959	5,296,123	2,319,977	2,976,146
Less than $5	199,554	114,335	85,219
$5 to $9	442,701	226,478	216,223
$10 to $14	960,457	458,475	501,982
$15 to $19	1,399,724	511,346	888,378
$20 to $24	1,042,410	433,818	608,592
$25 to $29	665,772	275,964	389,808
$30 to $39	410,755	195,144	215,611
$40 or more	174,750	104,417	70,333
Median.....dollars	19	19	19
Acquired 1959 and 1960 (part)	477,187	75,848	401,339
OWNER CHARACTERISTICS			
Year Property Acquired			
New	2,207,041	816,254	1,390,787
1959 and 1960 (part)	186,407	25,468	160,939
1957 and 1958	309,153	49,294	259,859
1955 and 1956	301,419	60,270	241,149
1950 to 1954	706,366	188,098	518,268
1945 to 1949	243,812	101,920	141,892
1940 to 1944	126,179	90,109	36,070
1939 or earlier	333,705	301,095	32,610
Previously occupied	3,566,269	1,579,571	1,986,698
1959 and 1960 (part)	290,780	50,380	240,400
1957 and 1958	483,969	76,452	407,517
1955 and 1956	486,685	76,499	410,186
1950 to 1954	735,208	211,734	523,474
1945 to 1949	572,466	336,084	236,382
1940 to 1944	343,823	251,818	92,005
1939 or earlier	653,338	576,604	76,734
Manner of Acquisition			
By purchase or construction	5,477,357	2,125,549	3,351,808
Made new mortgage	3,976,753	995,085	2,981,668
Assumed mortgage from former owner	436,111	176,973	259,138
Assumed mortgage from former owner, made new second mortgage	25,467	13,121	12,346
Borrowed, other than mortgage	247,551	190,719	56,832
All cash	791,475	749,651	41,824
Not by purchase	295,953	270,276	25,677
Gift or inheritance	289,788	264,111	25,677
Other	6,165	6,165	...
Monthly Housing Costs			
Acquired before 1959	5,296,123	2,319,977	2,976,146
Less than $30	398,463	396,759	1,704
$30 to $39	461,311	450,749	10,562
$40 to $49	466,101	422,216	43,885
$50 to $59	414,801	353,159	61,642
$60 to $69	388,823	246,798	142,025
$70 to $79	360,177	177,739	182,438
$80 to $89	386,178	92,513	293,665
$90 to $99	375,318	65,806	309,512
$100 to $119	722,613	52,958	669,655
$120 to $149	773,816	37,146	736,670
$150 to $199	389,277	12,688	376,589
$200 or more	159,245	11,446	147,799
Median.....dollars	84	47	113
Acquired 1959 and 1960 (part)	477,187	75,848	401,339
Annual Housing Costs as Percent of Income			
Acquired before 1959	5,296,123	2,319,977	2,976,146
Less than 5 percent	195,797	182,738	13,059
5 to 9 percent	890,807	788,419	102,388
10 to 14 percent	1,074,951	503,410	571,541
15 to 19 percent	1,103,300	269,520	833,780
20 to 24 percent	836,564	174,072	662,492
25 to 29 percent	407,212	73,641	333,571
30 to 34 percent	241,268	59,255	182,013
35 to 39 percent	104,575	21,213	83,362
40 percent or more	441,649	247,709	193,940
Median.....percent	17	12	20
Acquired 1959 and 1960 (part)	477,187	75,848	401,339

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	533,126	425,120	108,006
$2,000 to $2,999	296,385	227,196	69,189
$3,000 to $3,999	414,828	243,600	171,228
$4,000 to $4,999	620,387	291,116	329,271
$5,000 to $5,999	772,510	259,538	512,972
$6,000 to $6,999	762,138	245,023	517,115
$7,000 to $7,999	604,374	142,777	461,597
$8,000 to $8,999	468,192	120,178	348,014
$9,000 to $9,999	279,606	77,526	202,080
$10,000 to $11,999	448,608	141,863	306,745
$12,000 to $14,999	294,043	98,738	195,305
$15,000 or more	279,113	123,150	155,963
Median.....dollars..	6,300	5,000	7,000
Age of Head			
Under 25 years	46 607	13,348	33,259
25 to 34 years	998,057	171,018	827,039
35 to 44 years	1,539,358	333,086	1,206,272
45 to 64 years	2,330,775	1,167,044	1,163,731
65 years and over	858,513	711,329	147,184
Median	48	57	42
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	4,623,976	1,664,399	2,959,577
Under 45 years	2,286,088	389,352	1,896,736
With own children under 18	2,034,380	344,685	1,689,695
No own children under 18	251,708	44,667	207,041
45 to 64 years	1,865,314	890,107	975,207
With own children under 18	806,468	281,918	524,550
No own children under 18	1,058,846	608,189	450,657
65 years and over	472,574	384,940	87,634
OWNER CHARACTERISTICS—Con.			
Household Composition by Age of Head—Con.			
Other households with 2 or more persons	708,085	389,983	318,102
Under 65 years	510,964	231,208	279,756
65 years and over	197,121	158,775	38,346
Households with 1 person	441,249	341,443	99,806
Under 65 years	252,431	173,829	78,602
65 years and over	188,818	167,614	21,204
Persons			
1 person	441,249	341,443	99,806
2 persons	1,404,912	854,556	550,356
3 persons	1,127,097	508,764	618,333
4 persons	1,355,588	336,864	1,018,724
5 persons	816,546	188,373	628,173
6 persons or more	627,918	165,825	462,093
Veteran Status			
Korean War service	389,834	61,074	328,760
Korean War service only	269,519	28,077	241,442
Korean War and other service	120,315	32,997	87,318
Other service	2,276,342	634,641	1,641,701
With World War II service	1,830,272	333,729	1,496,543
No World War II service	446,070	300,912	145,158
Nonveteran	3,107,134	1,700,110	1,407,024

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Total 1- to 4-dwelling-unit properties..	3,994,532	3,839,245	155,287	430,015	402,565	24,053	3,397	1,045,818	1,036,471	9,347	2,518,699	2,400,209	118,490
Total 1-dwelling-unit properties.....	3,377,485	3,274,237	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,035,478	1,963,686	71,792
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	69,156	65,546	3,610	...	...	...	...	...	...	...	69,156	65,546	3,610
$2,000 to $3,999	341,315	321,084	20,231	8,660	8,660	...	...	19,445	19,445	...	313,210	292,979	20,231
$4,000 to $5,999	468,457	450,852	17,605	32,849	29,239	3,610	...	69,929	69,929	...	365,679	351,684	13,995
$6,000 to $7,999	604,939	583,236	21,703	66,420	54,438	11,982	...	158,012	158,012	...	380,507	370,786	9,721
$8,000 to $9,999	618,262	603,064	15,198	103,170	99,198	3,972	...	233,475	230,399	3,076	281,617	273,467	8,150
$10,000 to $11,999	543,307	535,019	8,288	90,543	88,521	...	2,022	212,524	211,149	1,375	240,240	235,349	4,891
$12,000 to $13,999	363,546	358,447	5,099	54,214	54,214	...	...	162,911	160,889	2,022	146,421	143,344	3,077
$14,000 to $15,999	195,811	188,024	7,787	19,803	18,428	...	1,375	59,343	57,321	2,022	116,665	112,275	4,390
$16,000 to $19,999	119,916	116,189	3,727	22,195	22,195	...	...	27,238	27,238	...	70,483	66,756	3,727
$20,000 to $24,999	41,226	41,226	...	...	...	...	...	1,276	1,276	...	39,950	39,950	...
$25,000 or more	11,550	11,550	...	...	...	...	...	...	...	...	11,550	11,550	...
Median.....dollars..	8,700	8,700	6,900	9,800	9,900	...	...	9,900	9,900	...	7,400	7,500	5,700
First Mortgage Outstanding Debt													
Less than $2,000	372,614	353,108	19,506	17,036	17,036	...	...	35,756	35,756	...	319,822	300,316	19,506
$2,000 to $3,999	574,149	557,078	17,071	26,541	22,729	3,812	...	112,230	112,230	...	435,378	422,119	13,259
$4,000 to $5,999	534,342	512,939	21,403	56,187	44,407	11,780	...	126,227	126,227	...	351,928	342,305	9,623
$6,000 to $7,999	630,403	611,158	19,245	81,744	77,772	3,972	...	247,845	244,769	3,076	300,814	288,617	12,197
$8,000 to $9,999	428,627	415,510	13,117	67,767	65,745	...	2,022	133,980	130,583	3,397	226,880	219,182	7,698
$10,000 to $11,999	397,223	397,223	...	85,579	85,579	...	...	172,552	172,552	...	139,092	139,092	...
$12,000 to $13,999	194,960	187,156	7,804	29,582	29,582	...	...	63,982	61,960	2,022	101,396	95,614	5,782
$14,000 to $15,999	139,574	138,199	1,375	18,243	16,868	...	1,375	38,909	38,909	...	82,422	82,422	...
$16,000 to $19,999	83,361	79,634	3,727	15,175	15,175	...	...	11,396	11,396	...	56,790	53,063	3,727
$20,000 to $24,999	20,549	20,549	...	...	...	...	...	1,276	1,276	...	19,273	19,273	...
$25,000 or more	1,683	1,683	...	...	...	...	...	...	...	...	1,683	1,683	...
Median.....dollars..	6,700	6,700	5,400	8,500	8,800	...	...	7,600	7,600	...	5,500	5,500	4,700
Term of First Mortgage													
Indefinite	39,575	37,669	1,906	...	...	...	...	...	...	...	39,575	37,669	1,906
On demand	66,478	63,071	3,407	...	...	...	...	...	...	...	66,478	63,071	3,407
Less than 8 years	179,611	176,313	3,298	...	...	...	...	...	...	...	179,611	176,313	3,298
8 to 12 years	421,203	396,966	24,237	1,906	1,906	...	...	15,920	15,920	...	403,377	379,140	24,237
13 to 17 years	577,441	560,649	16,792	13,475	13,475	...	...	107,651	107,651	...	456,315	439,523	16,792
18 to 22 years	1,111,938	1,085,599	26,339	102,992	101,086	1,906	...	311,787	308,080	3,707	697,159	676,433	20,726
23 to 27 years	579,756	556,612	23,144	152,903	134,598	16,283	2,022	257,313	253,900	3,413	169,540	168,114	1,426
28 to 32 years	396,296	392,171	4,125	126,578	123,828	1,375	1,375	251,482	250,107	1,375	18,236	18,236	...
33 years or more	5,187	5,187	...	...	...	...	...	...	...	...	5,187	5,187	...
Median.....years..	20	20	19	26	26	...	...	24	24	...	17	17	15
Interest Rate of First Mortgage													
Less than 4.0 percent	34,991	34,991	...	1,426	1,426	...	...	9,829	9,829	...	23,736	23,736	...
4.0 percent	494,465	482,170	12,295	13,987	6,790	7,197	...	400,670	395,572	5,098	79,808	79,808	...
4.1 to 4.4 percent	57,022	51,719	5,303	45,392	40,089	5,303	...	...	...	...	11,630	11,630	...
4.5 percent	802,719	781,725	20,994	161,342	150,881	7,064	3,397	446,831	443,434	3,397	194,546	187,410	7,136
4.6 to 4.9 percent	117,829	117,829	...	4,615	4,615	...	...	73,882	73,882	...	39,332	39,332	...
5.0 percent	794,010	767,025	26,985	31,853	31,853	...	...	1,685	1,685	...	760,472	733,487	26,985
5.1 to 5.4 percent	153,006	153,006	...	117,416	117,416	...	...	11,256	11,256	...	24,334	24,334	...
5.5 percent	337,818	324,588	13,230	...	...	...	...	...	...	...	337,818	324,588	13,230
5.6 to 5.9 percent	51,927	51,927	...	21,823	21,823	...	...	...	...	...	30,104	30,104	...
6.0 percent	517,785	495,048	22,737	...	...	...	...	...	...	...	517,785	495,048	22,737
6.1 to 6.9 percent	15,913	14,209	1,704	...	...	...	...	...	...	...	15,913	14,209	1,704
7.0 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	...	...	...	...	...	...	...	...	...	...	...	...	...
Median.....percent..	5.0	5.0	5.0	4.6	4.6	...	...	4.5	4.5	...	5.1	5.1	5.5
Origin of First Mortgage													
Made when property acquired	2,530,814	2,462,142	68,672	361,029	342,061	15,571	3,397	819,461	813,732	5,729	1,350,324	1,306,349	43,975
Assumed when property acquired	212,467	199,945	12,522	22,509	18,516	3,993	...	107,894	106,519	1,375	82,064	74,910	7,154
Made after property acquired	634,204	612,150	22,054	14,316	14,316	...	...	16,798	15,407	1,391	603,090	582,427	20,663
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	525,335	513,293	12,042	74,819	74,819	...	...	51,466	51,466	...	399,050	387,008	12,042
1958	433,653	414,622	19,031	78,577	76,873	1,704	...	63,863	62,488	1,375	291,213	275,261	15,952
1957	354,896	345,828	9,068	34,258	34,258	...	...	94,095	94,095	...	226,543	217,475	9,068
1955 and 1956	715,042	699,813	15,229	69,500	68,125	...	1,375	252,276	250,254	2,022	393,266	381,434	11,832
1950 to 1954	1,038,633	1,008,721	29,912	100,852	88,146	10,684	2,022	400,911	395,813	5,098	536,870	524,762	12,108
1945 to 1949	227,807	209,841	17,966	26,119	18,943	7,176	...	81,542	81,542	...	120,146	109,356	10,790
1940 to 1944	43,705	43,705	...	13,729	13,729	...	...	...	...	...	29,976	29,976	...
1939 or earlier	38,414	38,414	...	...	...	...	...	...	...	...	38,414	38,414	...
Method of Payment of First Mortgage													
Regular payments required	3,365,101	3,261,853	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,023,094	1,951,302	71,792
Interest and principal	3,269,672	3,170,034	99,638	397,854	374,893	19,564	3,397	944,153	935,658	8,495	1,927,665	1,859,483	68,182
Interest only	82,955	79,345	3,610	...	...	...	...	...	...	...	82,955	79,345	3,610
Principal only	12,474	12,474	...	...	...	...	...	...	...	...	12,474	12,474	...
No regular payments required	12,384	12,384	...	...	...	...	...	...	...	...	12,384	12,384	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	3,365,101	3,261,853	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,023,094	1,951,302	71,792
Less than $30	315,413	300,997	14,416	18,458	16,552	1,906	...	31,722	31,722	...	265,233	252,723	12,510
$30 to $39	367,657	336,188	31,469	49,547	37,565	11,982	...	84,376	84,376	...	233,734	214,247	19,487
$40 to $49	613,477	608,325	5,152	61,623	59,919	1,704	...	202,405	202,405	...	349,449	346,001	3,448
$50 to $59	632,649	608,922	23,727	99,767	93,773	3,972	2,022	218,028	213,577	4,451	314,854	301,572	13,282
$60 to $69	532,299	525,227	7,072	80,304	80,304	...	...	208,532	208,532	...	243,463	236,391	7,072
$70 to $79	353,196	346,703	6,493	42,379	41,004	...	1,375	115,827	113,805	2,022	194,990	191,894	3,096
$80 to $89	179,790	176,065	3,725	25,435	25,435	...	...	46,645	44,623	2,022	107,710	106,007	1,703
$90 to $99	174,242	170,872	3,370	9,765	9,765	...	...	23,843	23,843	...	140,634	137,264	3,370
$100 to $119	119,697	118,305	1,392	8,891	8,891	...	...	12,775	12,775	...	98,031	96,639	1,392
$120 to $149	51,964	48,237	3,727	1,685	1,685	...	...	...	...	...	50,279	46,552	3,727
$150 to $199	10,494	10,494	...	...	...	...	...	...	...	...	10,494	10,494	...
$200 or more	14,223	11,518	2,705	...	...	...	...	...	...	...	14,223	11,518	2,705
Median.....dollars..	56	56	50	57	58	...	...	57	57	...	55	55	50
No regular payments required	12,384	12,384	...	...	...	...	...	...	...	...	12,384	12,384	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	3,191,366	3,096,024	95,342	384,787	363,201	19,564	2,022	910,875	903,755	7,120	1,895,704	1,829,068	66,636
Delinquent	173,735	165,829	7,906	13,067	11,692	...	1,375	33,278	31,903	1,375	127,390	122,234	5,156
No regular payments required	12,384	12,384	...	...	...	...	...	...	...	...	12,384	12,384	...
Holder of First Mortgage													
Commercial bank or trust company, own account	584,619	565,280	19,339	66,780	65,097	1,683	...	181,776	181,776	...	336,063	318,407	17,656
Commercial bank or trust company, trust account	37,723	36,040	1,683	9,700	9,700	...	...	6,529	6,529	...	21,494	19,811	1,683
Mutual savings bank	1,121,603	1,082,514	39,089	241,751	225,658	14,071	2,022	436,831	428,336	8,495	443,021	428,520	14,501
Savings and loan association	1,117,094	1,088,050	29,044	51,573	51,573	...	...	225,742	225,742	...	839,779	810,735	29,044
Life insurance company	184,082	178,897	5,185	16,497	11,312	3,810	1,375	73,772	73,772	...	93,813	93,813	...
Mortgage company	6,641	4,938	1,703	2,916	2,916	...	...	...	...	...	3,725	2,022	1,703
Real estate or construction company	10,870	10,870	...	1,906	1,906	...	...	...	...	...	8,964	8,964	...
Federal or State agency	30,148	30,148	...	1,426	1,426	...	...	12,908	12,908	...	15,814	15,814	...
Retirement system, welfare fund, etc	8,295	8,295	...	3,622	3,622	...	...	3,298	3,298	...	1,375	1,375	...
Other nonprofit organization	8,672	8,672	...	1,683	1,683	...	...	...	...	...	6,989	6,989	...
Individual or individual's estate	258,678	251,473	7,205	...	...	...	...	1,906	1,906	...	256,772	249,567	7,205
Other	9,060	9,060	...	...	...	...	...	1,391	1,391	...	7,669	7,669	...
Servicing of First Mortgage													
By holder	3,072,020	2,984,364	87,656	302,989	292,031	8,936	2,022	820,759	812,264	8,495	1,948,272	1,880,069	68,203
By agent	305,465	289,873	15,592	94,865	82,862	10,628	1,375	123,394	123,394	...	87,206	83,617	3,589
Location of First Mortgage Holder													
Property inside SMSA	2,627,638	2,559,807	67,831	334,135	312,878	17,860	3,397	802,713	794,218	8,495	1,490,790	1,452,711	38,079
Holder in--													
Same division	2,590,521	2,524,373	66,148	324,512	304,938	16,177	3,397	787,086	778,591	8,495	1,478,923	1,440,844	38,079
Different division	37,117	35,434	1,683	9,623	7,940	1,683	...	15,627	15,627	...	11,867	11,867	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
Property outside SMSA	749,847	714,430	35,417	63,719	62,015	1,704	...	141,440	141,440	...	544,688	510,975	33,713
Holder in--													
Same division	743,626	708,209	35,417	63,719	62,015	1,704	...	140,329	140,329	...	539,578	505,865	33,713
Different division	6,221	6,221	...	...	...	...	...	1,111	1,111	...	5,110	5,110	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	2,743,281	2,662,087	81,194	383,538	360,577	19,564	3,397	927,355	920,251	7,104	1,432,388	1,381,259	51,129
Less than 40 percent	145,436	143,753	1,683	3,201	3,201	...	...	8,700	8,700	...	133,535	131,852	1,683
40 to 49 percent	143,727	136,531	7,196	6,445	6,445	...	...	25,947	25,947	...	111,335	104,139	7,196
50 to 59 percent	282,603	270,239	12,364	6,845	2,852	3,993	...	40,761	40,761	...	234,997	226,626	8,371
60 to 69 percent	477,341	459,266	18,075	29,721	26,406	3,315	...	66,413	66,413	...	381,207	366,447	14,760
70 to 79 percent	537,899	515,180	22,719	86,895	83,614	1,906	1,375	128,683	126,661	2,022	322,321	304,905	17,416
80 to 84 percent	277,084	269,654	7,430	70,407	64,680	3,705	2,022	118,184	118,184	...	88,493	86,790	1,703
85 to 89 percent	249,357	242,065	7,292	56,997	51,727	5,270	...	148,563	146,541	2,022	43,797	43,797	...
90 to 94 percent	236,771	235,086	1,685	45,131	45,131	...	...	157,487	155,802	1,685	34,153	34,153	...
95 to 99 percent	209,405	208,030	1,375	60,772	59,397	1,375	...	137,754	137,754	...	10,879	10,879	...
100 percent or more	183,658	182,283	1,375	17,124	17,124	...	...	94,863	93,488	1,375	71,671	71,671	...
Median.....percent..	76	76	71	84	84	...	...	88	88	...	66	66	66
Other properties	634,204	612,150	22,054	14,316	14,316	...	...	16,798	15,407	1,391	603,090	582,427	20,663

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
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	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	2,743,281	2,662,087	81,194	383,538	360,577	19,564	3,397	927,355	920,251	7,104	1,432,388	1,381,259	51,129
Less than 40 percent	145,436	143,753	1,683	3,201	3,201	...	...	8,700	8,700	...	133,535	131,852	1,683
40 to 49 percent	136,531	136,531	...	6,445	6,445	...	...	25,947	25,947	...	104,139	104,139	...
50 to 59 percent	270,239	270,239	...	2,852	2,852	...	...	40,761	40,761	...	226,626	226,626	...
60 to 69 percent	461,555	459,266	2,289	28,695	26,406	2,289	...	66,413	66,413	...	366,447	366,447	...
70 to 79 percent	523,570	515,180	8,390	85,318	83,614	1,704	...	126,661	126,661	...	311,591	304,905	6,686
80 to 84 percent	279,098	269,654	9,444	68,492	64,680	3,812	...	118,184	118,184	...	92,422	86,790	5,632
85 to 89 percent	252,183	242,065	10,118	54,511	51,727	1,409	1,375	148,563	146,541	2,022	49,109	43,797	5,312
90 to 94 percent	246,990	235,086	11,904	47,153	45,131	...	2,022	155,802	155,802	...	44,035	34,153	9,882
95 to 99 percent	216,520	208,030	8,490	62,455	59,397	3,058	...	137,754	137,754	...	16,311	10,879	5,432
100 percent or more	211,159	182,283	28,876	24,416	17,124	7,292	...	98,570	93,488	5,082	88,173	71,671	16,502
Median.....percent..	77	76	94	85	84	...	...	88	88	...	67	66	93
Other properties	634,204	612,150	22,054	14,316	14,316	...	...	16,798	15,407	1,391	603,090	582,427	20,663
Total Outstanding Debt as Percent of Value													
Less than 20 percent	489,730	480,625	9,105	31,761	31,761	...	...	50,340	50,340	...	407,629	398,524	9,105
20 to 29 percent	350,150	348,446	1,704	7,132	7,132	...	...	77,998	77,998	...	265,020	263,316	1,704
30 to 39 percent	460,047	451,321	8,726	30,273	27,984	2,289	...	113,263	113,263	...	316,511	310,074	6,437
40 to 49 percent	461,167	449,007	12,160	55,548	45,091	10,457	...	112,559	112,559	...	293,060	291,357	1,703
50 to 59 percent	515,887	498,463	17,424	35,855	31,059	4,796	...	163,543	161,521	2,022	316,489	305,883	10,606
60 to 69 percent	440,407	417,532	22,875	69,144	63,725	2,022	3,397	147,629	145,944	1,685	223,634	207,863	15,771
70 to 79 percent	345,897	335,680	10,217	60,133	60,133	...	...	160,341	158,319	2,022	125,423	117,228	8,195
80 to 89 percent	198,203	183,001	15,202	67,132	67,132	...	...	73,815	71,049	2,766	57,256	44,820	12,436
90 to 99 percent	94,144	91,439	2,705	39,663	39,663	...	...	40,009	40,009	...	14,472	11,767	2,705
100 percent or more	21,853	18,723	3,130	1,213	1,213	...	...	4,656	4,656	...	15,984	12,854	3,130
Median.....percent..	48	48	61	66	67	...	...	57	57	...	41	40	64
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	3,351,808	3,248,560	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,009,801	1,938,009	71,792
Less than $5,000	311,657	288,476	23,181	6,957	6,957	...	...	28,674	28,674	...	276,026	252,845	23,181
$5,000 to $7,400	408,413	398,359	10,054	39,903	38,528	1,375	...	83,654	83,654	...	284,856	276,177	8,679
$7,500 to $9,900	496,613	471,674	24,939	69,314	55,097	14,217	...	161,029	157,969	3,060	266,270	258,608	7,662
$10,000 to $12,400	655,770	640,355	15,415	122,087	120,404	1,683	...	250,919	249,528	1,391	282,764	270,423	12,341
$12,500 to $14,900	517,099	507,044	10,055	79,518	77,496	...	2,022	201,127	201,127	...	236,454	228,421	8,033
$15,000 to $17,400	364,115	352,983	11,132	37,102	34,813	2,289	...	136,372	132,328	4,044	190,441	185,642	4,799
$17,500 to $19,900	228,097	226,722	1,375	23,383	22,008	...	1,375	44,020	44,020	...	160,694	160,694	...
$20,000 to $24,900	219,006	215,298	3,708	17,684	17,684	...	...	29,177	29,177	...	172,145	168,437	3,708
$25,000 to $34,900	102,004	98,615	3,389	...	...	...	...	3,368	3,368	...	98,636	95,247	3,389
$35,000 or more	49,034	49,034	...	1,906	1,906	...	...	5,613	5,613	...	41,515	41,515	...
Median.....dollars..	11,800	11,800	9,300	11,700	11,800	...	...	12,000	12,000	...	11,600	11,700	8,800
Not acquired by purchase	25,677	25,677	...	...	...	...	...	...	...	...	25,677	25,677	...
Value													
Less than $5,000	87,542	82,231	5,311	1,906	1,906	...	...	5,293	5,293	...	80,343	75,032	5,311
$5,000 to $7,400	235,842	219,197	16,645	9,820	9,820	...	...	42,120	42,120	...	183,902	167,257	16,645
$7,500 to $9,900	328,934	323,439	5,495	31,963	30,057	1,906	...	110,086	110,086	...	186,885	183,296	3,589
$10,000 to $12,400	553,037	522,193	30,844	94,520	83,892	10,628	...	144,348	141,288	3,060	314,169	297,013	17,156
$12,500 to $14,900	464,063	455,026	9,037	102,383	99,325	3,058	...	141,224	139,833	1,391	220,456	215,868	4,588
$15,000 to $17,400	580,656	570,079	10,577	71,456	67,751	1,683	2,022	247,794	247,794	...	261,406	254,534	6,872
$17,500 to $19,900	398,832	390,569	8,263	31,813	31,813	...	...	146,194	142,150	4,044	220,825	216,606	4,219
$20,000 to $24,900	398,086	387,104	10,982	33,910	30,246	2,289	1,375	87,644	87,644	...	276,532	269,214	7,318
$25,000 to $34,900	231,388	226,998	4,390	8,724	8,724	...	...	14,058	14,058	...	208,606	204,216	4,390
$35,000 or more	99,105	97,401	1,704	11,359	11,359	...	...	5,392	5,392	...	82,354	80,650	1,704
Median.....dollars..	15,100	15,200	12,000	14,000	14,100	...	...	15,300	15,300	...	15,300	15,400	11,500
Year Built													
1958 and 1959	289,856	284,678	5,178	42,758	42,758	...	...	28,966	28,966	...	218,132	212,954	5,178
1955 to 1957	433,546	425,191	8,355	67,258	65,883	...	1,375	115,175	113,153	2,022	251,113	246,155	4,958
1950 to 1954	802,160	781,991	20,169	140,163	129,363	8,778	2,022	337,224	332,436	4,788	324,773	320,192	4,581
1940 to 1949	559,376	547,109	12,267	59,925	51,045	8,880	...	200,687	200,687	...	298,764	295,377	3,387
1930 to 1939	207,609	200,796	6,813	17,764	17,764	...	...	54,203	54,203	...	135,642	128,829	6,813
1929 or earlier	1,084,938	1,034,472	50,466	69,986	68,080	1,906	...	207,898	206,213	1,685	807,054	760,179	46,875
Number of Mortgages on Property													
1 mortgage	3,274,237	3,274,237	...	374,893	374,893	...	...	935,658	935,658	...	1,963,686	1,963,686	...
2 mortgages	103,248	...	103,248	22,961	...	19,564	3,397	8,495	...	8,495	71,792	...	71,792
3 mortgages or more	...	...	...	...	...	...	...	...	...	...	...	...	...

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	3,339,511	3,238,169	101,342	396,371	373,410	19,564	3,397	939,691	931,196	8,495	2,003,449	1,933,563	69,886
Dilapidated	37,974	36,068	1,906	1,483	1,483	...	...	4,462	4,462	...	32,029	30,123	1,906
Rooms													
Less than 4 rooms	28,976	27,213	1,763	...	...	...	...	1,146	1,146	...	27,830	26,067	1,763
4 rooms	331,651	323,721	7,930	45,690	44,007	1,683	...	94,141	92,766	1,375	191,820	186,948	4,872
5 rooms	850,742	834,806	15,936	119,843	114,211	3,610	2,022	262,861	261,470	1,391	468,038	459,125	8,913
6 rooms	1,109,040	1,074,131	34,909	132,475	124,082	8,393	...	335,113	331,069	4,044	641,452	618,980	22,472
7 rooms	631,080	610,342	20,738	75,433	71,769	2,289	1,375	175,867	174,182	1,685	379,780	364,391	15,389
8 rooms or more	425,996	404,024	21,972	24,413	20,824	3,589	...	75,025	75,025	...	326,558	308,175	18,383
Median	5.9	5.9	6.2	5.8	5.7	...	...	5.8	5.8	...	6.0	6.0	6.4
Purchase Price as Percent of Value													
Acquired by purchase	3,351,808	3,248,560	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,009,801	1,938,009	71,792
Purchased 1957 to 1960	1,065,126	1,032,193	32,933	180,705	179,001	1,704	...	209,424	208,049	1,375	674,997	645,143	29,854
Less than 80 percent	133,694	130,084	3,610	24,487	22,783	1,704	...	9,650	9,650	...	99,557	97,651	1,906
80 to 89 percent	264,868	251,105	13,763	24,785	24,785	...	...	62,144	60,769	1,375	177,939	165,551	12,388
90 to 94 percent	198,429	196,744	1,685	45,853	45,853	...	...	63,089	63,089	...	89,487	87,802	1,685
95 to 99 percent	131,779	130,387	1,392	41,432	41,432	...	...	27,400	27,400	...	62,947	61,555	1,392
100 percent or more	336,356	323,873	12,483	44,148	44,148	...	...	47,141	47,141	...	245,067	232,584	12,483
Median.....percent..	93	93	...	94	95	...	...	93	93	...	93	93	...
Purchased 1950 to 1956	1,686,102	1,643,455	42,647	177,301	163,220	10,684	3,397	649,578	642,458	7,120	859,223	837,777	21,446
Less than 60 percent	114,847	110,624	4,223	5,809	4,434	1,375	...	17,409	17,409	...	91,629	88,781	2,848
60 to 79 percent	543,203	525,590	17,613	46,043	40,662	5,381	...	215,120	212,044	3,076	282,040	272,884	9,156
80 to 89 percent	503,887	490,191	13,696	59,572	54,153	2,022	3,397	222,839	218,795	4,044	221,476	217,243	4,233
90 to 99 percent	296,330	289,215	7,115	32,477	30,571	1,906	...	121,623	121,623	...	142,230	137,021	5,209
100 percent or more	227,835	227,835	...	33,400	33,400	...	...	72,587	72,587	...	121,848	121,848	...
Median.....percent..	84	84	...	86	87	...	...	84	84	...	83	83	...
Purchased 1949 or earlier	600,580	572,912	27,668	39,848	32,672	7,176	...	85,151	85,151	...	475,581	455,089	20,492
Less than 40 percent	129,948	125,337	4,611	8,640	8,640	...	...	...	...	...	121,308	116,697	4,611
40 to 59 percent	181,997	174,798	7,199	9,575	9,575	...	...	13,688	13,688	...	158,734	151,535	7,199
60 to 79 percent	152,288	140,021	12,267	15,046	9,776	5,270	...	38,660	38,660	...	98,582	91,585	6,997
80 to 99 percent	97,580	93,989	3,591	4,904	2,998	1,906	...	27,732	27,732	...	64,944	63,259	1,685
100 percent or more	38,767	38,767	...	1,683	1,683	...	...	5,071	5,071	...	32,013	32,013	...
Median.....percent..	59	58	...	...	...	...	...	75	75	...	55	55	...
Not acquired by purchase	25,677	25,677	...	...	...	...	...	...	...	...	25,677	25,677	...
Property Location													
Inside SMSA's	2,627,638	2,559,807	67,831	334,135	312,878	17,860	3,397	802,713	794,218	8,495	1,490,790	1,452,711	38,079
Inside central city	699,799	675,835	23,964	93,057	85,932	7,125	...	193,168	193,168	...	413,574	396,735	16,839
Outside central city	1,927,839	1,883,972	43,867	241,078	226,946	10,735	3,397	609,545	601,050	8,495	1,077,216	1,055,976	21,240
Outside SMSA's	749,847	714,430	35,417	63,719	62,015	1,704	...	141,440	141,440	...	544,688	510,975	33,713
Real Estate Tax													
Acquired before 1959	2,976,146	2,881,829	94,317	326,644	303,683	19,564	3,397	892,687	884,192	8,495	1,756,815	1,693,954	62,861
Less than $50	88,028	82,513	5,515	10,828	10,828	...	...	9,124	9,124	...	68,076	62,561	5,515
$50 to $99	164,230	153,661	10,569	11,020	11,020	...	...	31,282	31,282	...	121,928	111,359	10,569
$100 to $149	332,106	319,478	12,628	16,082	16,082	...	...	99,023	99,023	...	217,001	204,373	12,628
$150 to $199	364,249	351,732	12,517	47,366	39,851	7,515	...	120,588	120,588	...	196,295	191,293	5,002
$200 to $249	397,447	388,839	8,608	53,227	49,912	3,315	...	107,888	106,203	1,685	236,332	232,724	3,608
$250 to $299	360,748	347,797	12,951	46,764	41,663	3,079	2,022	123,197	121,822	1,375	190,787	184,312	6,475
$300 to $499	989,438	966,041	23,397	109,399	105,427	3,972	...	362,256	356,821	5,435	517,783	503,793	13,990
$500 or more	279,900	271,768	8,132	31,958	28,900	1,683	1,375	39,329	39,329	...	208,613	203,539	5,074
Median.....dollars..	270	271	234	277	279	...	...	282	281	...	260	262	177
Acquired 1959 and 1960 (part)	401,339	392,408	8,931	71,210	71,210	...	...	51,466	51,466	...	278,663	269,732	8,931
Real Estate Tax per $1,000 Value													
Acquired before 1959	2,976,146	2,881,829	94,317	326,644	303,683	19,564	3,397	892,687	884,192	8,495	1,756,815	1,693,954	62,861
Less than $5	85,219	76,999	8,220	12,734	12,734	...	...	7,218	7,218	...	65,267	57,047	8,220
$5 to $9	216,223	210,861	5,362	12,925	12,925	...	...	41,938	41,938	...	161,360	155,998	5,362
$10 to $14	501,982	489,089	12,893	28,318	26,635	1,683	...	156,427	156,427	...	317,237	306,027	11,210
$15 to $19	888,378	863,107	25,271	94,433	85,204	7,207	2,022	318,068	314,024	4,044	475,877	463,879	11,998
$20 to $24	608,592	590,148	18,444	79,468	74,066	5,402	...	183,725	179,274	4,451	345,399	336,808	8,591
$25 to $29	389,808	379,549	10,259	66,201	62,920	1,906	1,375	127,614	127,614	...	195,993	189,015	6,978
$30 to $39	215,611	208,719	6,892	29,455	26,089	3,366	...	53,885	53,885	...	132,271	128,745	3,526
$40 or more	70,333	63,357	6,976	3,110	3,110	...	...	3,812	3,812	...	63,411	56,435	6,976
Median.....dollars..	19	19	19	21	21	...	...	19	19	...	19	19	18
Acquired 1959 and 1960 (part)	401,339	392,408	8,931	71,210	71,210	...	...	51,466	51,466	...	278,663	269,732	8,931

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	1,390,787	1,355,024	35,763	198,474	181,412	13,665	3,397	381,373	375,938	5,435	810,940	797,674	13,266
1959 and 1960 (part)	160,939	158,916	2,023	20,764	20,764	...	...	5,664	5,664	...	134,511	132,488	2,023
1957 and 1958	259,859	254,631	5,228	39,170	39,170	...	...	54,283	54,283	...	166,406	161,178	5,228
1955 and 1956	241,149	234,867	6,282	38,647	37,272	...	1,375	68,353	66,331	2,022	134,149	131,264	2,885
1950 to 1954	518,268	504,918	13,350	73,006	64,495	6,489	2,022	215,229	211,816	3,413	230,033	228,607	1,426
1945 to 1949	141,892	133,012	8,880	16,524	9,348	7,176	...	37,844	37,844	...	87,524	85,820	1,704
1940 to 1944	36,070	36,070	...	10,363	10,363	...	...	...	...	...	25,707	25,707	...
1939 or earlier	32,610	32,610	...	...	...	...	...	...	...	...	32,610	32,610	...
Previously occupied	1,986,698	1,919,213	67,485	199,380	193,481	5,899	...	562,780	559,720	3,060	1,224,538	1,166,012	58,526
1959 and 1960 (part)	240,400	233,492	6,908	50,446	50,446	...	...	45,802	45,802	...	144,152	137,244	6,908
1957 and 1958	407,517	388,743	18,774	70,325	68,621	1,704	...	103,675	102,300	1,375	233,517	217,822	15,695
1955 and 1956	410,186	404,066	6,120	32,449	32,449	...	...	178,813	178,813	...	198,924	192,804	6,120
1950 to 1954	523,474	506,579	16,895	33,199	29,004	4,195	...	187,183	185,498	1,685	303,092	292,077	11,015
1945 to 1949	236,382	222,003	14,379	9,595	9,595	...	...	47,307	47,307	...	179,480	165,101	14,379
1940 to 1944	92,005	92,005	...	3,366	3,366	...	...	...	...	...	88,639	88,639	...
1939 or earlier	76,734	72,325	4,409	...	...	...	...	...	...	...	76,734	72,325	4,409
Manner of Acquisition													
By purchase or construction	3,351,808	3,248,560	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,009,801	1,938,009	71,792
Made new mortgage	2,981,668	2,895,330	86,338	373,439	354,471	15,571	3,397	831,167	824,047	7,120	1,777,062	1,716,812	60,250
Assumed mortgage from former owner	259,138	251,699	7,439	24,415	20,422	3,993	...	109,907	109,907	...	124,816	121,370	3,446
Assumed mortgage from former owner, made new second mortgage	12,346	5,580	6,766	...	...	...	...	1,375	...	1,375	10,971	5,580	5,391
Borrowed, other than mortgage	56,832	56,832	...	...	...	...	...	1,704	1,704	...	55,128	55,128	...
All cash	41,824	39,119	2,705	...	...	...	...	...	...	...	41,824	39,119	2,705
Not by purchase	25,677	25,677	...	...	...	...	...	...	...	...	25,677	25,677	...
Gift or inheritance	25,677	25,677	...	...	...	...	...	...	...	...	25,677	25,677	...
Other	...	...	...	...	...	...	...	...	...	...	...	...	...
Monthly Housing Costs													
Acquired before 1959	2,976,146	2,881,829	94,317	326,644	303,683	19,564	3,397	892,687	884,192	8,495	1,756,815	1,693,954	62,861
Less than $30	1,704	1,704	...	...	...	...	...	...	...	...	1,704	1,704	...
$30 to $39	10,562	10,562	...	...	...	...	...	...	...	...	10,562	10,562	...
$40 to $49	43,885	43,885	...	1,683	1,683	...	...	1,704	1,704	...	40,498	40,498	...
$50 to $59	61,642	61,642	...	...	...	...	...	3,589	3,589	...	58,053	58,053	...
$60 to $69	142,025	140,119	1,906	8,263	8,263	...	...	32,079	32,079	...	101,683	99,777	1,906
$70 to $79	182,438	171,430	11,008	37,951	36,045	1,906	...	43,783	43,783	...	100,704	91,602	9,102
$80 to $89	293,665	281,673	11,992	23,714	18,718	4,996	...	75,410	75,410	...	194,541	187,545	6,996
$90 to $99	309,512	300,291	9,221	38,114	34,186	3,928	...	103,518	103,518	...	167,880	162,587	5,293
$100 to $119	669,655	660,342	9,313	83,867	79,105	4,762	...	252,204	252,204	...	333,584	329,033	4,551
$120 to $149	736,670	720,586	16,084	77,364	73,392	3,972	...	285,541	283,856	1,685	373,765	363,338	10,427
$150 to $199	376,589	354,364	22,225	42,221	40,199	...	2,022	78,458	73,670	4,788	255,910	240,495	15,415
$200 or more	147,799	135,231	12,568	13,467	12,092	...	1,375	16,401	14,379	2,022	117,931	108,760	9,171
Median.....dollars	113	113	127	113	113	...	...	115	114	...	112	112	130
Acquired 1959 and 1960 (part)	401,339	392,408	8,931	71,210	71,210	...	...	51,466	51,466	...	278,663	269,732	8,931
Annual Housing Costs as Percent of Income													
Acquired before 1959	2,976,146	2,881,829	94,317	326,644	303,683	19,564	3,397	892,687	884,192	8,495	1,756,815	1,693,954	62,861
Less than 5 percent	13,059	10,354	2,705	3,812	3,812	...	...	...	...	...	9,247	6,542	2,705
5 to 9 percent	102,388	94,583	7,805	7,254	3,059	4,195	...	11,876	11,876	...	83,258	79,648	3,610
10 to 14 percent	571,541	559,380	12,161	64,496	55,945	8,551	...	153,687	153,687	...	353,358	349,748	3,610
15 to 19 percent	833,780	816,935	16,845	86,579	81,465	5,114	...	276,572	276,572	...	470,629	458,898	11,731
20 to 24 percent	662,492	647,159	15,333	87,473	87,473	...	...	256,469	254,447	2,022	318,550	305,239	13,311
25 to 29 percent	333,571	315,830	17,741	28,221	24,495	1,704	2,022	82,760	82,760	...	222,590	208,575	14,015
30 to 34 percent	182,013	170,358	11,655	21,819	20,444	...	1,375	65,581	60,483	5,098	94,613	89,431	5,182
35 to 39 percent	83,362	80,304	3,058	4,422	4,422	...	...	11,511	10,136	1,375	67,429	65,746	1,683
40 percent or more	193,940	186,926	7,014	22,568	22,568	...	...	34,231	34,231	...	137,141	130,127	7,014
Median.....percent	20	20	22	20	20	...	...	20	20	...	20	19	24
Acquired 1959 and 1960 (part)	401,339	392,408	8,931	71,210	71,210	...	...	51,466	51,466	...	278,663	269,732	8,931
Income[1]													
Less than $2,000	108,006	103,397	4,609	10,167	10,167	...	...	17,574	17,574	...	80,265	75,656	4,609
$2,000 to $2,999	69,189	67,486	1,703	13,979	13,979	...	...	6,870	6,870	...	48,340	46,637	1,703
$3,000 to $3,999	171,228	165,936	5,292	...	...	...	...	46,743	46,743	...	124,485	119,193	5,292
$4,000 to $4,999	329,271	322,295	6,976	34,516	32,812	1,704	...	82,267	82,267	...	212,488	207,216	5,272
$5,000 to $5,999	512,972	494,818	18,154	61,950	61,950	...	...	129,460	126,400	3,060	321,562	306,468	15,094
$6,000 to $6,999	517,115	494,188	22,927	78,153	72,816	5,337	...	179,171	177,780	1,391	259,791	243,592	16,199
$7,000 to $7,999	461,597	450,469	11,128	73,056	65,764	5,270	2,022	175,182	175,182	...	213,359	209,523	3,836
$8,000 to $8,999	348,014	342,915	5,099	31,486	31,486	...	...	117,340	115,318	2,022	199,188	196,111	3,077
$9,000 to $9,999	202,080	194,072	8,008	16,365	14,990	...	1,375	56,562	54,540	2,022	129,153	124,542	4,611
$10,000 to $11,999	306,745	302,072	4,673	38,259	34,978	3,281	...	87,099	87,099	...	181,387	179,995	1,392
$12,000 to $14,999	195,305	189,893	5,412	23,581	23,581	...	...	25,135	25,135	...	146,589	141,177	5,412
$15,000 or more	155,963	146,696	9,267	16,342	12,370	3,972	...	20,750	20,750	...	118,871	113,576	5,295
Median.....dollars	7,000	7,000	6,600	7,000	6,900	...	...	7,100	7,100	...	6,900	6,900	6,200
Age of Head													
Under 25 years	33,259	27,851	5,408	4,193	4,193	...	...	1,703	1,703	...	27,363	21,955	5,408
25 to 34 years	827,039	807,503	19,536	131,927	125,912	3,993	2,022	319,352	317,961	1,391	375,760	363,630	12,130
35 to 44 years	1,206,272	1,173,160	33,112	109,502	96,366	11,761	1,375	459,599	455,555	4,044	637,171	621,239	15,932
45 to 64 years	1,163,731	1,124,852	38,879	138,470	134,660	3,810	...	146,711	143,651	3,060	878,550	846,541	32,009
65 years and over	147,184	140,871	6,313	13,762	13,762	...	...	16,788	16,788	...	116,634	110,321	6,313
Median	42	42	43	41	41	...	...	38	38	...	45	45	47

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	2,959,577	2,872,636	86,941	351,898	328,937	19,564	3,397	876,052	867,557	8,495	1,731,627	1,676,142	55,485
Under 45 years	1,896,736	1,843,037	53,699	224,428	205,277	15,754	3,397	738,746	733,311	5,435	933,562	904,449	29,113
With own children under 18	1,689,695	1,641,535	48,160	198,070	178,919	15,754	3,397	677,730	672,295	5,435	813,895	790,321	23,574
No own children under 18	207,041	201,502	5,539	26,358	26,358	...	...	61,016	61,016	...	119,667	114,128	5,539
45 to 64 years	975,207	946,374	28,833	116,784	112,974	3,810	...	126,982	123,922	3,060	731,441	709,478	21,963
With own children under 18	524,550	502,695	21,855	73,839	70,029	3,810	...	78,970	75,910	3,060	371,741	356,756	14,985
No own children under 18	450,657	443,679	6,978	42,945	42,945	...	...	48,012	48,012	...	359,700	352,722	6,978
65 years and over	87,634	83,225	4,409	10,686	10,686	...	...	10,324	10,324	...	66,624	62,215	4,409
Other households with 2 or more persons	318,102	308,056	10,046	39,984	39,984	...	...	64,703	64,703	...	213,415	203,369	10,046
Under 65 years	279,756	269,710	10,046	38,299	38,299	...	...	58,239	58,239	...	183,218	173,172	10,046
65 years and over	38,346	38,346	...	1,685	1,685	...	...	6,464	6,464	...	30,197	30,197	...
Households with 1 person	99,806	93,545	6,261	5,972	5,972	...	...	3,398	3,398	...	90,436	84,175	6,261
Under 65 years	78,602	74,245	4,357	4,581	4,581	...	...	3,398	3,398	...	70,623	66,266	4,357
65 years and over	21,204	19,300	1,904	1,391	1,391	...	...	...	...	...	19,813	17,909	1,904
Color of Head													
White	3,280,586	3,179,021	101,565	381,367	358,406	19,564	3,397	900,368	891,873	8,495	1,998,851	1,928,742	70,109
Nonwhite	96,899	95,216	1,683	16,487	16,487	...	...	43,785	43,785	...	36,627	34,944	1,683
Persons													
1 person	99,806	93,545	6,261	5,972	5,972	...	...	3,398	3,398	...	90,436	84,175	6,261
2 persons	550,356	540,285	10,071	56,122	56,122	...	...	103,363	103,363	...	390,871	380,800	10,071
3 persons	618,333	596,489	21,844	71,628	64,652	6,976	...	139,043	137,668	1,375	407,662	394,169	13,493
4 persons	1,018,724	999,034	19,690	130,835	125,233	5,602	...	337,027	335,342	1,685	550,862	538,459	12,403
5 persons	628,173	607,274	20,899	65,522	60,103	3,397	2,022	248,203	244,159	4,044	314,448	303,012	11,436
6 persons or more	462,093	437,610	24,483	67,775	62,811	3,589	1,375	113,119	111,728	1,391	281,199	263,071	18,128
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	1,065,126	1,032,193	32,933	180,705	179,001	1,704	...	209,424	208,049	1,375	674,997	645,143	29,854
Less than 1.0	70,445	68,742	1,703	...	...	...	...	8,517	8,517	...	61,928	60,225	1,703
1.0 to 1.4	157,916	154,307	3,609	40,570	40,570	...	...	26,292	26,292	...	91,054	87,445	3,609
1.5 to 1.9	330,569	314,821	15,748	80,732	80,732	...	...	88,091	86,716	1,375	161,746	147,373	14,373
2.0 to 2.4	290,035	281,769	8,266	31,194	29,490	1,704	...	53,718	53,718	...	205,123	198,561	6,562
2.5 to 2.9	104,160	104,160	...	17,375	17,375	...	...	19,952	19,952	...	66,833	66,833	...
3.0 to 3.4	60,108	56,501	3,607	4,578	4,578	...	...	7,465	7,465	...	48,065	44,458	3,607
3.5 to 3.9	23,401	23,401	...	741	741	...	...	2,023	2,023	...	20,637	20,637	...
4.0 or more	28,492	28,492	...	5,515	5,515	...	...	3,366	3,366	...	19,611	19,611	...
Median.....ratio..	2.0	2.0	...	1.8	1.8	...	...	1.9	1.9	...	2.1	2.1	...
Other properties	2,312,359	2,242,044	70,315	217,149	195,892	17,860	3,397	734,729	727,609	7,120	1,360,481	1,318,543	41,938
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	3,365,101	3,261,853	103,248	397,854	374,893	19,564	3,397	944,153	935,658	8,495	2,023,094	1,951,302	71,792
Less than 5 percent	295,916	273,424	22,492	33,603	26,350	7,253	...	29,705	29,705	...	232,608	217,369	15,239
5 to 9 percent	1,456,522	1,414,694	41,828	175,159	162,530	10,607	2,022	423,024	421,002	2,022	858,339	831,162	27,177
10 to 14 percent	1,110,064	1,078,352	31,712	143,612	140,533	1,704	1,375	388,113	381,640	6,473	578,339	556,179	22,160
15 to 19 percent	286,299	279,083	7,216	21,745	21,745	...	...	67,618	67,618	...	196,936	189,720	7,216
20 to 24 percent	91,952	91,952	...	8,815	8,815	...	...	11,695	11,695	...	71,442	71,442	...
25 to 29 percent	34,337	34,337	...	3,609	3,609	...	...	3,368	3,368	...	27,360	27,360	...
30 to 34 percent	18,350	18,350	...	1,906	1,906	...	...	4,964	4,964	...	11,480	11,480	...
35 to 39 percent	10,654	10,654	...	...	...	...	...	3,281	3,281	...	7,373	7,373	...
40 percent or more	61,007	61,007	...	9,405	9,405	...	...	12,385	12,385	...	39,217	39,217	...
Median.....percent..	10	10	8	10	10	...	...	10	10	...	10	10	9
No regular payments required	12,384	12,384	...	...	...	...	...	...	...	...	12,384	12,384	...
Real Estate Tax as Percent of Income													
Acquired before 1959	2,976,146	2,881,829	94,317	326,644	303,683	19,564	3,397	892,687	884,192	8,495	1,756,815	1,693,954	62,861
Less than 1.0 percent	102,129	96,614	5,515	14,640	14,640	...	...	12,733	12,733	...	74,756	69,241	5,515
1.0 to 1.9 percent	317,962	301,449	16,513	16,091	14,185	1,906	...	81,328	81,328	...	220,543	205,936	14,607
2.0 to 2.9 percent	554,204	535,544	18,660	65,098	53,919	11,179	...	172,899	172,899	...	316,207	308,726	7,481
3.0 to 3.9 percent	561,993	550,971	11,022	71,773	68,068	1,683	2,022	163,701	161,679	2,022	326,519	321,224	5,295
4.0 to 4.9 percent	519,439	497,428	22,011	60,478	59,069	1,409	...	184,390	180,683	3,707	274,571	257,676	16,895
5.0 to 7.4 percent	606,736	597,196	9,540	67,494	64,107	3,387	...	206,595	203,829	2,766	332,647	329,260	3,387
7.5 to 9.9 percent	155,396	146,244	9,152	12,910	11,535	...	1,375	45,224	45,224	...	97,262	89,485	7,777
10 percent or more	158,287	156,383	1,904	18,160	18,160	...	...	25,817	25,817	...	114,310	112,406	1,904
Median.....percent..	3.9	3.9	3.6	3.9	4.0	...	...	4.1	4.1	...	3.8	3.8	3.7
Acquired 1959 and 1960 (part)	401,339	392,408	8,931	71,210	71,210	...	...	51,466	51,466	...	278,663	269,732	8,931
Veteran Status													
Korean War service	328,760	325,151	3,609	55,775	53,869	1,906	...	149,599	149,599	...	123,386	121,683	1,703
Korean War service only	241,442	239,739	1,703	40,344	40,344	...	...	110,021	110,021	...	91,077	89,374	1,703
Korean War and other service	87,318	85,412	1,906	15,431	13,525	1,906	...	39,578	39,578	...	32,309	32,309	...
Other service	1,641,701	1,591,258	50,443	138,901	121,572	15,954	1,375	721,074	713,954	7,120	781,726	755,732	25,994
With World War II service	1,496,543	1,455,617	40,926	110,343	93,014	15,954	1,375	716,024	708,904	7,120	670,176	653,699	16,477
No World War II service	145,158	135,641	9,517	28,558	28,558	...	...	5,050	5,050	...	111,550	102,033	9,517
Nonveteran	1,407,024	1,357,828	49,196	203,178	199,452	1,704	2,022	73,480	72,105	1,375	1,130,366	1,086,271	44,095

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	27,624,500	26,695,975	928,525	3,752,999	3,594,715	120,286	37,998	8,215,984	8,130,786	85,198	15,655,517	14,970,474	685,043
Average first mortgage debt	6.9	7.0	6.0	8.7	8.9	5.0	11.2	7.9	7.8	9.1	6.2	6.2	5.8
First mortgage debt on 1-dwelling-unit properties	24,025,862	23,411,502	614,360	3,441,357	3,306,416	96,943	37,998	7,504,542	7,423,774	80,768	13,079,963	12,681,312	398,651
Average first mortgage debt	7.1	7.2	6.0	8.6	8.8	5.0	11.2	7.9	7.9	9.5	6.4	6.5	5.6
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	59,694	57,719	1,975	...	...	...	...	32,...	32,...	...	59,694	57,719	1,975
$2,000 to $3,999	662,217	624,951	37,266	14,781	14,781	...	...	32,397	32,397	...	615,039	577,773	37,266
$4,000 to $5,999	1,500,136	1,446,911	53,225	107,843	94,668	13,175	...	197,190	197,190	...	1,195,103	1,155,053	40,050
$6,000 to $7,999	2,994,600	2,880,741	113,859	366,581	309,822	56,759	...	745,367	745,367	...	1,882,652	1,825,552	57,100
$8,000 to $9,999	4,300,045	4,188,495	111,550	742,149	715,140	27,009	...	1,622,104	1,599,627	22,477	1,935,792	1,873,728	62,064
$10,000 to $11,999	4,935,124	4,858,509	76,615	906,318	888,120	...	18,198	1,895,697	1,882,497	13,200	2,133,109	2,087,892	45,217
$12,000 to $13,999	4,070,715	4,012,414	58,301	645,502	645,502	...	...	1,801,920	1,783,115	18,805	1,623,293	1,583,797	39,496
$14,000 to $15,999	2,635,364	2,540,668	94,696	283,133	263,333	...	19,800	790,620	764,334	26,286	1,561,611	1,513,001	48,610
$16,000 to $19,999	1,829,003	1,762,130	66,873	375,050	375,050	...	...	393,344	393,344	...	1,060,609	993,736	66,873
$20,000 to $24,999	807,536	807,536	...	...	...	...	...	25,903	25,903	...	781,633	781,633	...
$25,000 or more	231,428	231,428	...	...	...	...	...	...	...	...	231,428	231,428	...
First Mortgage Outstanding Debt													
Less than $2,000	401,255	380,922	20,333	21,624	21,624	...	...	38,414	38,414	...	341,217	320,884	20,333
$2,000 to $3,999	1,731,714	1,684,855	46,859	87,757	75,177	12,580	...	348,228	348,228	...	1,295,729	1,261,450	34,279
$4,000 to $5,999	2,664,573	2,557,847	106,726	280,575	223,221	57,354	...	631,461	631,461	...	1,752,537	1,703,165	49,372
$6,000 to $7,999	4,428,365	4,293,945	134,420	563,777	536,768	27,009	...	1,764,961	1,742,484	22,477	2,099,627	2,014,693	84,934
$8,000 to $9,999	3,837,089	3,718,146	118,943	609,693	591,495	...	18,198	1,208,858	1,176,853	32,005	2,018,538	1,949,798	68,740
$10,000 to $11,999	4,389,202	4,389,202	...	950,571	950,571	...	...	1,897,866	1,897,866	...	1,540,765	1,540,765	...
$12,000 to $13,999	2,523,302	2,422,896	100,406	386,678	386,678	...	...	821,877	795,591	26,286	1,314,747	1,240,627	74,120
$14,000 to $15,999	2,075,363	2,055,563	19,800	275,616	255,816	...	19,800	572,435	572,435	...	1,227,312	1,227,312	...
$16,000 to $19,999	1,477,309	1,410,436	66,873	265,066	265,066	...	...	194,539	194,539	...	1,017,704	950,831	66,873
$20,000 to $24,999	451,912	451,912	...	...	...	...	...	25,903	25,903	...	426,009	426,009	...
$25,000 or more	45,778	45,778	...	...	...	...	...	...	...	...	45,778	45,778	...
Term of First Mortgage													
Indefinite	144,364	143,411	953	...	...	...	...	...	...	...	144,364	143,411	953
On demand	292,741	286,439	6,302	...	...	...	...	...	...	...	292,741	286,439	6,302
Less than 8 years	673,592	651,684	21,908	...	...	...	...	...	...	...	673,592	651,684	21,908
8 to 12 years	1,649,991	1,547,815	102,176	5,718	5,718	...	...	52,741	52,741	...	1,591,532	1,489,356	102,176
13 to 17 years	2,683,562	2,615,090	68,472	65,354	65,354	...	...	400,841	400,841	...	2,217,367	2,148,895	68,472
18 to 22 years	8,554,465	8,333,403	221,062	691,542	686,205	5,337	...	2,056,307	2,025,875	30,432	5,806,616	5,621,323	185,293
23 to 27 years	5,737,016	5,584,092	152,924	1,288,465	1,186,224	84,043	18,198	2,322,079	2,284,943	37,136	2,126,472	2,112,925	13,547
28 to 32 years	4,260,704	4,220,141	40,563	1,390,278	1,362,915	7,563	19,800	2,672,574	2,659,374	13,200	197,852	197,852	...
33 years or more	29,427	29,427	...	...	...	...	...	...	...	...	29,427	29,427	...
Interest Rate of First Mortgage													
Less than 4.0 percent	202,889	202,889	...	9,697	9,697	...	...	62,103	62,103	...	131,089	131,089	...
4.0 percent	2,756,779	2,684,128	72,651	62,952	31,583	31,369	...	2,256,264	2,214,982	41,282	437,563	437,563	...
4.1 to 4.4 percent	342,045	318,631	23,414	263,407	239,993	23,414	...	...	...	...	78,638	78,638	...
4.5 percent	6,521,781	6,375,718	146,063	1,131,862	1,051,704	42,160	37,998	4,169,403	4,129,917	39,486	1,220,516	1,194,097	26,419
4.6 to 4.9 percent	1,390,156	1,390,156	...	70,033	70,033	...	...	887,392	887,392	...	432,731	432,731	...
5.0 percent	4,661,229	4,543,088	118,141	293,460	293,460	...	...	337	337	...	4,367,432	4,249,291	118,141
5.1 to 5.4 percent	1,720,332	1,720,332	...	1,339,446	1,339,446	...	...	129,043	129,043	...	251,843	251,843	...
5.5 percent	3,048,602	2,903,632	144,970	...	...	...	...	...	...	...	3,048,602	2,903,632	144,970
5.6 to 5.9 percent	620,286	620,286	...	270,500	270,500	...	...	...	...	...	349,786	349,786	...
6.0 percent	2,699,064	2,599,485	99,579	...	...	...	...	...	...	...	2,699,064	2,599,485	99,579
6.1 to 6.9 percent	62,699	53,157	9,542	...	...	...	...	...	...	...	62,699	53,157	9,542
7.0 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	...	...	...	...	...	...	...	...	...	...	...	...	...
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	5,089,264	4,983,007	106,257	893,748	893,748	...	...	578,982	578,982	...	3,616,534	3,510,277	106,257
1958	3,986,508	3,814,452	172,056	852,167	844,329	7,838	...	730,292	717,092	13,200	2,404,049	2,253,031	151,018
1957	2,928,304	2,892,997	35,307	307,803	307,803	...	...	978,526	978,526	...	1,641,975	1,606,668	35,307
1955 and 1956	5,416,105	5,313,302	102,803	657,615	637,815	...	19,800	2,280,173	2,253,887	26,286	2,478,317	2,421,600	56,717
1950 to 1954	5,804,404	5,659,836	144,568	612,790	537,265	57,327	18,198	2,674,264	2,632,982	41,282	2,517,350	2,489,589	27,761
1945 to 1949	663,202	609,833	53,369	97,374	65,596	31,778	...	262,305	262,305	...	303,523	281,932	21,591
1940 to 1944	70,415	70,415	...	19,860	19,860	...	...	...	...	...	50,555	50,555	...
1939 or earlier	67,660	67,660	...	...	...	...	...	...	...	...	67,660	67,660	...
Method of Payment of First Mortgage													
Regular payments required	23,955,580	23,341,220	614,360	3,441,357	3,306,416	96,943	37,998	7,504,542	7,423,774	80,768	13,009,681	12,611,030	398,651
Interest and principal	23,427,263	22,817,908	609,355	3,441,357	3,306,416	96,943	37,998	7,504,542	7,423,774	80,768	12,481,364	12,087,718	393,646
Interest only	473,751	468,746	5,005	...	...	...	...	...	...	...	473,751	468,746	5,005
Principal only	54,566	54,566	...	...	...	...	...	...	...	...	54,566	54,566	...
No regular payments required	70,282	70,282	...	...	...	...	...	...	...	...	70,282	70,282	...

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in *thousands of dollars*. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	*Conventional second*						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	23,955,580	23,341,220	614,360	3,441,357	3,306,416	96,943	37,998	7,504,542	7,423,774	80,768	13,009,681	12,611,030	398,651
Less than $30	630,839	611,072	19,767	31,447	26,110	5,337	...	65,606	65,606	...	533,786	519,356	14,430
$30 to $39	1,198,198	1,099,167	99,031	243,323	186,564	56,759	...	320,165	320,165	...	634,710	592,438	42,272
$40 to $49	2,971,975	2,943,409	28,566	368,421	360,583	7,838	...	1,197,796	1,197,796	...	1,405,758	1,385,030	20,728
$50 to $59	4,278,250	4,110,785	167,465	771,487	726,280	27,009	18,198	1,619,931	1,584,254	35,677	1,886,832	1,800,251	86,581
$60 to $69	4,619,088	4,571,993	47,095	829,013	829,013	...	...	1,976,196	1,976,196	...	1,813,879	1,766,784	47,095
$70 to $79	3,387,800	3,326,847	60,953	531,343	511,543	...	19,800	1,271,591	1,252,786	18,805	1,584,866	1,562,518	22,348
$80 to $89	1,935,541	1,899,037	36,504	335,832	335,832	...	...	637,309	611,023	26,286	962,400	952,182	10,218
$90 to $99	2,084,238	2,048,852	35,386	143,036	143,036	...	...	245,080	245,080	...	1,696,122	1,660,736	35,386
$100 to $119	1,563,042	1,544,946	18,096	156,619	156,619	...	...	170,868	170,868	...	1,235,555	1,217,459	18,096
$120 to $149	855,108	788,235	66,873	30,836	30,836	...	...	...	...	...	824,272	757,399	66,873
$150 to $199	182,163	182,163	...	...	...	...	...	...	...	...	182,163	182,163	...
$200 or more	249,338	214,714	34,624	...	...	...	...	...	...	...	249,338	214,714	34,624
No regular payments required	70,282	70,282	...	...	...	...	...	...	...	...	70,282	70,282	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	22,742,717	22,201,128	541,589	3,303,182	3,188,041	96,943	18,198	7,242,905	7,175,337	67,568	12,196,630	11,837,750	358,880
Delinquent	1,212,863	1,140,092	72,771	138,175	118,375	...	19,800	261,637	248,437	13,200	813,051	773,280	39,771
No regular payments required	70,282	70,282	...	...	...	...	...	...	...	...	70,282	70,282	...
Holder of First Mortgage													
Commercial bank or trust company, own account	3,567,343	3,430,925	136,418	552,705	541,261	11,444	...	1,225,328	1,225,328	...	1,789,310	1,664,336	124,974
Commercial bank or trust company, trust account	226,499	224,311	2,188	68,990	68,990	...	...	38,521	38,521	...	118,988	116,800	2,188
Mutual savings bank	9,135,168	8,858,049	277,119	2,133,165	2,045,089	69,878	18,198	3,889,392	3,808,624	80,768	3,112,611	3,004,336	108,275
Savings and loan association	7,705,121	7,562,946	142,175	462,825	462,825	...	...	1,621,905	1,621,905	...	5,620,391	5,478,216	142,175
Life insurance company	1,507,202	1,471,781	35,421	116,026	80,605	15,621	19,800	601,941	601,941	...	789,235	789,235	...
Mortgage company	56,264	51,155	5,109	42,056	42,056	...	...	...	...	...	14,208	9,099	5,109
Real estate or construction company	87,110	87,110	...	5,718	5,718	...	...	...	...	...	81,392	81,392	...
Federal or State agency	209,559	209,559	...	9,697	9,697	...	...	89,990	89,990	...	109,872	109,872	...
Retirement system, welfare fund, etc	87,635	87,635	...	48,660	48,660	...	...	26,187	26,187	...	12,788	12,788	...
Other nonprofit organization	39,485	39,485	...	1,515	1,515	...	...	...	...	...	37,970	37,970	...
Individual or individual's estate	1,350,905	1,334,975	15,930	...	...	...	...	2,097	2,097	...	1,348,808	1,332,878	15,930
Other	53,571	53,571	...	...	...	...	...	9,181	9,181	...	44,390	44,390	...
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	948,558	938,738	9,820	103,748	103,748	...	...	95,975	95,975	...	748,835	739,015	9,820
20 to 29 percent	1,508,362	1,478,388	29,974	19,693	19,693	...	...	301,354	301,354	...	1,187,315	1,157,341	29,974
30 to 39 percent	2,760,081	2,677,152	82,929	206,587	146,344	60,243	...	622,212	622,212	...	1,931,282	1,908,596	22,686
40 to 49 percent	3,392,663	3,220,300	172,363	334,286	297,586	36,700	...	798,666	779,861	18,805	2,259,711	2,142,853	116,858
50 to 59 percent	4,492,219	4,375,874	116,345	278,636	258,836	...	19,800	1,342,163	1,319,686	22,477	2,871,420	2,797,352	74,068
60 to 69 percent	4,102,933	3,991,272	111,661	611,159	592,961	...	18,198	1,424,020	1,397,734	26,286	2,067,754	2,000,577	67,177
70 to 79 percent	3,580,655	3,502,934	77,721	640,916	640,916	...	...	1,620,502	1,607,302	13,200	1,319,237	1,254,716	64,521
80 to 89 percent	2,076,930	2,063,383	13,547	779,460	779,460	...	...	777,754	777,754	...	519,716	506,169	13,547
90 to 99 percent	1,041,916	1,041,916	...	458,260	458,260	...	...	477,263	477,263	...	106,393	106,393	...
100 percent or more	121,545	121,545	...	8,612	8,612	...	...	44,633	44,633	...	68,300	68,300	...

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	28,017,291	3,780,291	8,227,613	16,009,387
Average total mortgage debt	7.0	8.8	7.9	6.4
Total mortgage debt on 1-dwelling-unit properties	24,244,120	3,462,757	7,515,148	13,266,215
Average total mortgage debt	7.2	8.7	8.0	6.5
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	391,186	21,624	38,414	331,148
$2,000 to $3,999	1,748,021	82,229	348,228	1,317,564
$4,000 to $5,999	2,654,805	277,139	631,461	1,746,205
$6,000 to $7,999	4,390,190	576,360	1,754,785	2,059,045
$8,000 to $9,999	3,826,803	605,127	1,196,669	2,025,007
$10,000 to $11,999	4,517,655	970,993	1,927,602	1,619,060
$12,000 to $13,999	2,466,413	386,678	795,591	1,284,144
$14,000 to $15,999	2,152,598	277,541	601,956	1,273,101
$16,000 to $19,999	1,449,480	265,066	194,539	989,875
$20,000 to $24,999	525,992	...	25,903	500,089
$25,000 or more	120,977	...	...	120,977
Total Outstanding Debt as Percent of Value				
Less than 20 percent	956,171	103,748	95,975	756,448
20 to 29 percent	1,487,930	19,693	301,354	1,166,883
30 to 39 percent	2,720,094	164,198	622,212	1,933,684
40 to 49 percent	3,275,645	348,673	779,861	2,147,111
50 to 59 percent	4,467,206	290,946	1,339,502	2,836,758
60 to 69 percent	4,242,399	648,251	1,410,035	2,184,113
70 to 79 percent	3,586,408	640,916	1,636,823	1,308,669
80 to 89 percent	2,239,771	779,460	807,490	652,821
90 to 99 percent	1,117,115	458,260	477,263	181,592
100 percent or more	151,381	8,612	44,633	98,136
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	159,706	5,718	10,121	143,867
$5,000 to $7,400	727,548	45,400	141,156	540,992
$7,500 to $9,900	1,396,004	180,781	544,462	670,761
$10,000 to $12,400	3,001,496	664,135	951,196	1,386,165
$12,500 to $14,900	3,245,731	929,684	1,152,115	1,163,932
$15,000 to $17,400	4,441,538	666,809	2,223,185	1,551,544
$17,500 to $19,000	3,687,946	364,043	1,378,030	1,945,873
$20,000 to $24,900	3,829,804	418,834	915,803	2,495,167
$25,000 to $34,900	2,584,098	119,230	150,552	2,314,316
$35,000 or more	1,170,249	68,123	48,528	1,053,598
Year Built				
1958 and 1959	3,537,667	533,057	376,393	2,628,217
1955 to 1957	4,304,023	701,933	1,315,499	2,286,591
1950 to 1954	6,476,637	1,213,734	2,917,200	2,345,703
1940 to 1949	3,440,537	394,528	1,430,474	1,615,535
1930 to 1939	1,344,584	142,346	367,538	834,700
1929 or earlier	5,140,672	477,159	1,108,044	3,555,469
Condition				
Not dilapidated	24,061,112	3,451,783	7,481,256	13,128,073
Dilapidated	183,008	10,974	33,892	138,142

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	19,895,211	2,621,963	6,936,166	10,337,082
Less than 5 percent	127,004	16,201	...	110,803
5 to 9 percent	454,288	33,830	81,055	339,403
10 to 14 percent	2,932,999	417,806	965,274	1,549,919
15 to 19 percent	5,471,706	636,319	2,042,373	2,793,014
20 to 24 percent	5,112,160	807,532	2,230,459	2,074,169
25 to 29 percent	2,664,555	280,494	691,268	1,692,793
30 to 34 percent	1,439,268	219,347	597,646	622,275
35 to 39 percent	573,391	46,373	113,593	413,425
40 percent or more	1,119,840	164,061	214,498	741,281
Acquired 1959 and 1960 (part)	4,348,909	840,794	578,982	2,929,133
Income[1]				
Less than $2,000	474,565	62,504	86,299	325,762
$2,000 to $2,999	345,811	102,038	46,854	196,919
$3,000 to $3,999	778,817	...	311,691	467,126
$4,000 to $4,999	1,738,123	276,820	594,863	866,440
$5,000 to $5,999	3,046,726	458,077	900,370	1,688,279
$6,000 to $6,999	3,567,498	655,217	1,344,633	1,567,648
$7,000 to $7,999	3,553,966	592,762	1,525,532	1,435,672
$8,000 to $8,999	2,890,289	345,385	971,489	1,573,415
$9,000 to $9,999	1,703,941	166,371	497,571	1,039,999
$10,000 to $11,999	2,765,208	431,149	783,882	1,550,177
$12,000 to $14,999	1,701,787	242,349	222,149	1,237,289
$15,000 or more	1,677,389	130,085	229,815	1,317,489
Age of Head				
Under 25 years	233,979	46,408	10,218	177,353
25 to 34 years	7,303,498	1,279,497	2,943,112	3,080,889
35 to 44 years	9,139,256	1,030,472	3,480,671	4,628,113
45 to 64 years	6,881,033	1,009,763	1,004,391	4,866,879
65 years and over	686,354	96,617	76,756	512,981
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	21,867,359	3,122,836	7,083,801	11,660,722
Under 45 years	15,560,863	2,176,249	6,139,749	7,244,865
With own children under 18	13,661,603	1,850,877	5,661,599	6,149,127
No own children under 18	1,899,260	325,372	478,150	1,095,738
45 to 64 years	5,900,578	889,708	900,484	4,110,386
With own children under 18	3,403,971	611,318	565,860	2,226,793
No own children under 18	2,496,607	278,390	334,624	1,883,593
65 years and over	405,918	56,879	43,568	305,471
Other households with 2 or more persons	1,783,546	301,110	406,810	1,075,626
Under 65 years	1,581,784	270,274	373,622	937,888
65 years and over	201,762	30,836	33,188	137,738
Households with 1 person	593,215	38,811	24,537	529,867
Under 65 years	514,541	29,909	24,537	460,095
65 years and over	78,674	8,902	...	69,772
Color of Head				
White	23,697,079	3,320,869	7,259,754	13,116,456
Nonwhite	547,041	141,888	255,394	149,759
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	24,173,838	3,462,757	7,515,148	13,195,933
Less than 5 percent	1,087,195	152,659	141,830	792,706
5 to 9 percent	9,061,987	1,343,491	2,925,548	4,792,948
10 to 14 percent	9,775,156	1,492,632	3,471,775	4,810,749
15 to 19 percent	2,658,117	271,041	691,664	1,695,412
20 to 24 percent	745,114	69,133	125,539	550,442
25 to 29 percent	298,562	45,521	19,860	233,181
30 to 34 percent	103,518	5,718	35,161	62,639
35 to 39 percent	65,403	...	29,827	35,576
40 percent or more	378,786	82,562	73,944	222,280
No regular payments required	70,282	...	...	70,282

[1] Income of owner and relatives living with him.

Chapter 4

NORTH CENTRAL

REGION

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	65
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	67
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	73
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	75

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	8,444,091	3,972,256	4,471,835
Total 1-dwelling-unit properties.....	7,647,723	3,535,668	4,112,055
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000	799,096	652,971	146,125
$5,000 to $7,400	941,992	618,767	323,225
$7,500 to $9,900	961,011	495,657	465,354
$10,000 to $12,400	1,289,128	627,741	661,387
$12,500 to $14,900	811,510	242,505	569,005
$15,000 to $17,400	1,018,890	354,649	664,241
$17,500 to $19,900	595,171	187,044	408,127
$20,000 to $24,900	586,839	154,784	432,055
$25,000 to $34,900	399,853	117,791	282,062
$35,000 or more	244,233	83,759	160,474
Median.....dollars..	12,200	10,000	14,500
Year Built			
1958 and 1959	387,743	43,774	343,969
1955 to 1957	954,796	143,700	811,096
1950 to 1954	1,160,612	306,583	854,029
1940 to 1949	1,138,866	506,288	632,578
1930 to 1939	687,307	384,277	303,030
1929 or earlier	3,318,399	2,151,046	1,167,353
Condition			
Not dilapidated	7,516,229	3,447,871	4,068,358
Dilapidated	131,494	87,797	43,697
Rooms			
Less than 4 rooms	257,826	193,216	64,610
4 rooms	1,181,419	565,734	615,685
5 rooms	2,668,455	1,112,833	1,555,622
6 rooms	2,059,992	949,747	1,110,245
7 rooms	914,426	403,852	510,574
8 rooms or more	565,605	310,286	255,319
Median	5.4	5.4	5.4
Purchase Price as Percent of Value			
Acquired by purchase	7,337,669	3,254,323	4,083,346
Purchased 1957 to 1960 (part)	1,723,838	279,468	1,444,370
Less than 80 percent	213,708	68,237	145,471
80 to 89 percent	289,679	39,567	250,112
90 to 94 percent	309,928	40,899	269,029
95 to 99 percent	239,580	8,701	230,879
100 percent or more	670,943	122,064	548,879
Median.....percent..	96	94	96
Purchased 1950 to 1956	2,807,907	812,548	1,995,359
Less than 60 percent	186,117	92,760	93,357
60 to 79 percent	663,245	196,485	466,760
80 to 89 percent	865,233	206,415	658,818
90 to 99 percent	562,902	123,421	439,481
100 percent or more	530,410	193,467	336,943
Median.....percent..	86	86	87
Purchased 1949 or earlier	2,805,924	2,162,307	643,617
Less than 40 percent	931,081	772,489	158,592
40 to 59 percent	832,824	661,137	171,687
60 to 79 percent	593,095	401,592	191,503
80 to 99 percent	274,063	189,352	84,711
100 percent or more	174,861	137,737	37,124
Median.....percent..	51	49	59
Not acquired by purchase	310,054	181,345	28,709
Real Estate Tax			
Acquired before 1959	7,012,501	3,436,020	3,576,481
Less than $50	818,776	565,609	253,167
$50 to $99	1,274,282	753,816	520,466
$100 to $149	1,235,404	656,095	579,309
$150 to $199	1,023,503	466,255	557,248
$200 to $249	878,071	357,281	520,790
$250 to $299	523,427	198,767	324,660
$300 to $499	992,400	334,162	658,238
$500 or more	266,638	104,035	162,603
Median.....dollars..	159	130	189
Acquired 1959 and 1960 (part)	635,222	99,648	535,574

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959	7,012,501	3,436,020	3,576,481
Less than $5	455,243	246,464	208,779
$5 to $9	1,270,040	539,981	730,059
$10 to $14	2,349,064	1,085,346	1,263,718
$15 to $19	1,451,710	673,077	778,633
$20 to $24	847,602	452,277	395,325
$25 to $29	299,048	184,918	114,130
$30 to $39	224,239	166,221	58,018
$40 or more	115,555	87,736	27,819
Median.....dollars..	14	14	13
Acquired 1959 and 1960 (part)	635,222	99,648	535,574
OWNER CHARACTERISTICS			
Year Property Acquired			
New	2,727,228	1,029,832	1,697,396
1959 and 1960 (part)	217,775	21,390	196,385
1957 and 1958	379,784	52,030	327,754
1955 and 1956	551,975	95,808	456,167
1950 to 1954	706,557	222,475	484,082
1945 to 1949	311,999	158,798	153,201
1940 to 1944	159,102	109,022	50,080
1939 or earlier	400,036	370,309	29,727
Previously occupied	4,920,495	2,505,836	2,414,659
1959 and 1960 (part)	417,447	78,258	339,189
1957 and 1958	736,920	155,878	581,042
1955 and 1956	635,236	142,490	492,746
1950 to 1954	991,886	424,455	567,431
1945 to 1949	762,836	510,985	251,851
1940 to 1944	525,594	423,183	102,411
1939 or earlier	850,576	770,587	79,989
Manner of Acquisition			
By purchase or construction	7,337,669	3,254,323	4,083,346
Made new mortgage	4,890,087	1,311,832	3,578,255
Assumed mortgage from former owner	671,506	312,766	358,740
Assumed mortgage from former owner, made new second mortgage	42,808	7,551	35,257
Borrowed, other than mortgage	322,029	260,029	62,000
All cash	1,411,239	1,362,145	49,094
Not by purchase	310,054	281,345	28,709
Gift or inheritance	301,425	272,716	28,709
Other	8,629	8,629	...
Monthly Housing Costs			
Acquired before 1959	7,012,501	3,436,020	3,576,481
Less than $30	1,077,347	1,060,135	17,212
$30 to $39	901,962	888,297	13,665
$40 to $49	746,011	667,098	78,913
$50 to $59	488,152	381,291	106,861
$60 to $69	401,897	192,637	209,260
$70 to $79	353,922	91,288	262,634
$80 to $89	389,471	51,542	337,929
$90 to $99	411,141	38,840	372,301
$100 to $119	797,214	32,014	765,200
$120 to $149	800,280	15,174	785,106
$150 to $199	444,026	14,145	429,881
$200 or more	201,078	3,559	197,519
Median.....dollars..	67	37	110
Acquired 1959 and 1960 (part)	635,222	99,648	535,574
Annual Housing Costs as Percent of Income			
Acquired before 1959	7,012,501	3,436,020	3,576,481
Less than 5 percent	422,965	408,761	14,204
5 to 9 percent	1,388,268	1,195,575	192,693
10 to 14 percent	1,302,737	653,131	649,606
15 to 19 percent	1,303,577	331,154	972,423
20 to 24 percent	986,178	230,915	755,263
25 to 29 percent	554,287	124,986	429,301
30 to 34 percent	301,265	103,918	197,347
35 to 39 percent	166,358	55,404	110,954
40 percent or more	586,866	332,176	254,690
Median.....percent..	17	11	20
Acquired 1959 and 1960 (part)	635,222	99,648	535,574

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	1,088,368	944,374	143,994
$2,000 to $2,999	452,392	331,062	121,330
$3,000 to $3,999	544,693	314,523	230,170
$4,000 to $4,999	858,258	388,126	470,132
$5,000 to $5,999	1,020,101	351,886	668,215
$6,000 to $6,999	836,587	273,472	563,115
$7,000 to $7,999	741,489	213,554	527,935
$8,000 to $8,999	567,489	171,203	396,286
$9,000 to $9,999	414,673	117,754	296,919
$10,000 to $11,999	459,159	170,491	288,668
$12,000 to $14,999	310,400	110,292	200,108
$15,000 or more	354,114	148,931	205,183
Median.....dollars..	5,900	4,500	6,700
Age of Head			
Under 25 years	98,942	10,536	88,406
25 to 34 years	1,332,554	191,979	1,140,575
35 to 44 years	1,799,006	414,732	1,384,274
45 to 64 years	2,919,034	1,619,373	1,299,661
65 years and over	1,498,187	1,299,048	199,139
Median	49	59	41
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	6,177,938	2,405,923	3,772,015
Under 45 years	2,991,950	502,438	2,489,512
With own children under 18	2,596,724	397,779	2,198,945
No own children under 18	395,226	104,659	290,567
45 to 64 years	2,313,525	1,163,225	1,150,300
With own children under 18	1,006,175	387,086	619,089
No own children under 18	1,307,350	776,139	531,211
65 years and over	872,463	740,260	132,203
OWNER CHARACTERISTICS—Con.			
Household Composition by Age of Head—Con.			
Other households with 2 or more persons	743,252	522,181	221,071
Under 65 years	474,573	284,347	190,226
65 years and over	268,679	237,834	30,845
Households with 1 person	726,533	607,564	118,969
Under 65 years	369,488	286,610	82,878
65 years and over	357,045	320,954	36,091
Persons			
1 person	726,533	607,564	118,969
2 persons	2,207,503	1,487,810	719,693
3 persons	1,415,614	614,503	801,111
4 persons	1,444,754	401,230	1,043,524
5 persons	985,512	212,191	773,321
6 persons or more	867,807	212,370	655,437
Veteran Status			
Korean War service	501,206	45,916	455,290
Korean War service only	380,348	33,208	347,140
Korean War and other service	120,858	12,708	108,150
Other service	2,697,776	897,647	1,800,129
With World War II service	2,023,395	437,841	1,585,554
No World War II service	674,381	459,806	214,575
Nonveteran	4,448,741	2,592,105	1,856,636

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties..	4,471,835	4,261,109	210,726	684,374	661,585	11,082	11,707	695,848	665,852	29,996	3,091,613	2,933,672	157,941
Total 1-dwelling-unit properties.....	4,112,055	3,933,982	178,073	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,767,416	2,640,024	127,392
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000.....	128,407	126,494	1,913	...	...	...	...	1,944	1,944	...	126,463	124,550	1,913
$2,000 to $3,999.....	436,913	415,518	21,395	15,265	15,265	...	...	5,637	5,637	...	416,011	394,616	21,395
$4,000 to $5,999.....	597,165	572,804	24,361	59,211	53,739	5,472	...	66,849	61,181	5,668	471,105	457,884	13,221
$6,000 to $7,999.....	663,382	613,561	49,821	108,272	101,472	3,723	3,077	126,971	114,905	12,066	428,139	397,184	30,955
$8,000 to $9,999.....	672,382	644,724	27,658	171,074	164,854	1,887	4,333	104,937	100,449	4,488	396,371	379,421	16,950
$10,000 to $11,999.....	568,064	552,569	15,495	132,521	131,150	...	1,371	138,674	135,448	3,226	296,869	285,971	10,898
$12,000 to $13,999.....	497,632	489,469	8,163	111,175	109,396	...	1,779	152,877	150,963	1,914	233,580	229,110	4,470
$14,000 to $15,999.....	279,589	267,054	12,535	43,041	43,041	...	...	54,933	54,501	432	181,615	169,512	12,103
$16,000 to $19,999.....	161,473	150,022	11,451	31,799	31,799	...	...	17,176	15,931	1,245	112,498	102,292	10,206
$20,000 to $24,999.....	61,066	61,066	...	912	912	...	...	1,371	1,371	...	58,783	58,783	...
$25,000 or more.....	45,982	40,701	5,281	...	...	...	...	...	...	...	45,982	40,701	5,281
Median.....dollars..	8,700	8,700	7,700	9,800	9,900	...	...	10,400	10,500	...	7,700	7,700	7,800
First Mortgage Outstanding Debt													
Less than $2,000.....	523,875	514,573	9,302	31,971	31,971	...	...	20,769	20,769	...	471,135	461,833	9,302
$2,000 to $3,999.....	667,274	622,705	44,569	48,800	39,605	9,195	...	102,186	96,518	5,668	516,288	486,582	29,706
$4,000 to $5,999.....	635,127	603,056	32,071	106,038	102,315	...	3,723	101,625	93,447	8,178	427,464	407,294	20,170
$6,000 to $7,999.....	669,177	637,819	31,358	152,389	146,815	1,887	3,687	87,860	79,501	8,359	428,928	411,503	17,425
$8,000 to $9,999.....	494,752	476,292	18,460	102,314	100,535	...	1,779	85,124	79,967	5,157	307,314	295,790	11,524
$10,000 to $11,999.....	441,533	428,487	13,046	91,965	90,594	...	1,371	157,106	157,106	...	192,462	180,787	11,675
$12,000 to $13,999.....	356,306	355,025	1,281	85,953	85,953	...	...	73,193	73,193	...	197,160	195,879	1,281
$14,000 to $15,999.....	165,834	145,696	20,138	39,326	39,326	...	...	33,830	32,153	1,677	92,678	74,217	18,461
$16,000 to $19,999.....	104,014	101,447	2,567	14,514	14,514	...	...	9,676	9,676	...	79,824	77,257	2,567
$20,000 to $24,999.....	33,055	33,055	...	...	...	...	...	...	...	...	33,055	33,055	...
$25,000 or more.....	21,108	15,827	5,281	...	...	...	...	...	...	...	21,108	15,827	5,281
Median.....dollars..	6,700	6,700	6,200	8,000	8,100	...	...	8,500	8,800	...	5,900	5,800	6,500
Term of First Mortgage													
Indefinite.....	65,704	62,458	3,246	...	...	...	...	...	...	...	65,704	62,458	3,246
On demand.....	21,702	21,702	...	...	...	...	...	...	...	...	21,702	21,702	...
Less than 8 years.....	374,614	366,921	7,693	...	...	...	...	...	...	...	374,614	366,921	7,693
8 to 12 years.....	874,446	847,334	27,112	...	...	...	...	13,618	13,618	...	860,828	833,716	27,112
13 to 17 years.....	690,623	659,456	31,167	19,951	19,951	...	...	75,798	73,854	1,944	594,874	565,651	29,223
18 to 22 years.....	1,157,228	1,088,014	69,214	277,798	264,880	7,416	5,502	190,518	169,593	20,925	688,912	653,541	35,371
23 to 27 years.....	640,862	606,797	34,065	259,362	253,235	3,666	2,461	243,758	240,567	3,191	137,742	112,995	24,747
28 to 32 years.....	274,553	268,977	5,576	111,530	108,933	...	2,597	147,677	144,698	2,979	15,346	15,346	...
33 years or more.....	12,323	12,323	...	4,629	4,629	...	...	...	...	...	7,694	7,694	...
Median.....years..	18	18	20	24	24	...	...	24	24	...	14	14	18
Interest Rate of First Mortgage													
Less than 4.0 percent.....	39,316	37,430	1,886	...	...	...	...	...	...	...	39,316	37,430	1,886
4.0 percent.....	323,998	299,876	24,122	15,270	15,270	...	...	212,008	195,421	16,587	96,720	89,185	7,535
4.1 to 4.4 percent.....	110,271	102,064	8,207	97,485	89,278	1,887	6,320	...	...	...	12,786	12,786	...
4.5 percent.....	888,004	860,315	27,689	353,393	341,329	9,195	2,869	391,497	379,045	12,452	143,114	139,941	3,173
4.6 to 4.9 percent.....	76,253	74,474	1,779	...	...	...	...	37,498	37,498	...	38,755	36,976	1,779
5.0 percent.....	682,417	658,328	24,089	26,195	24,824	...	1,371	4,528	4,528	...	651,694	628,976	22,718
5.1 to 5.4 percent.....	211,911	209,997	1,914	153,336	153,336	...	...	25,838	25,838	...	32,737	30,823	1,914
5.5 percent.....	503,142	481,040	22,102	1,392	1,392	...	...	...	...	...	501,750	479,648	22,102
5.6 to 5.9 percent.....	100,187	87,131	13,056	26,199	26,199	...	...	...	...	...	73,988	60,932	13,056
6.0 percent.....	1,032,715	991,191	41,524	...	...	...	...	...	...	...	1,032,715	991,191	41,524
6.1 to 6.9 percent.....	100,603	94,642	5,961	...	...	...	...	...	...	...	100,603	94,642	5,961
7.0 percent.....	32,146	30,233	1,913	...	...	...	...	...	...	...	32,146	30,233	1,913
7.1 to 7.9 percent.....	1,944	...	1,944	...	...	...	...	...	...	...	1,944	...	1,944
8.0 percent or more.....	9,148	7,261	1,887	...	...	...	...	...	...	...	9,148	7,261	1,887
Median.....percent..	5.1	5.1	5.4	4.6	4.6	...	...	4.5	4.5	...	5.6	5.6	5.7
Origin of First Mortgage													
Made when property acquired.....	2,842,886	2,732,836	110,050	556,038	541,922	9,303	4,813	530,041	520,150	9,891	1,756,807	1,670,764	86,043
Assumed when property acquired.....	291,722	252,987	38,735	81,779	74,253	1,779	5,747	117,081	97,933	19,148	92,862	80,801	12,061
Made after property acquired.....	977,447	948,159	29,288	35,453	35,453	...	...	24,247	24,247	...	917,747	888,459	29,288
Year First Mortgage Made or Assumed													
1959 and 1960 (part).....	790,644	762,419	28,225	107,104	107,104	...	...	67,915	65,539	2,376	615,625	589,776	25,849
1958.....	579,775	541,636	38,139	71,781	70,410	...	1,371	52,032	50,088	1,944	455,962	421,138	34,824
1957.....	568,752	545,137	23,615	58,016	56,718	...	1,298	74,949	71,103	3,846	435,787	417,316	18,471
1955 and 1956.....	1,031,289	985,882	45,407	163,266	159,098	...	4,168	201,172	187,218	13,954	666,851	639,566	27,285
1950 to 1954.....	920,571	895,082	25,489	206,205	198,816	3,666	3,723	202,151	197,011	5,140	512,215	499,255	12,960
1945 to 1949.....	180,422	163,224	17,198	33,413	25,997	7,416	...	73,150	71,371	1,779	73,859	65,856	8,003
1940 to 1944.....	38,823	38,823	...	31,706	31,706	...	...	...	...	...	7,117	7,117	...
1939 or earlier.....	1,779	1,779	...	1,779	1,779	...	...	...	...	...	...	...	...
Method of Payment of First Mortgage													
Regular payments required.....	4,098,864	3,922,677	176,187	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,754,225	2,628,719	125,506
Interest and principal.....	4,015,317	3,841,074	174,243	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,670,678	2,547,116	123,562
Interest only.....	65,843	63,899	1,944	...	...	...	...	...	...	...	65,843	63,899	1,944
Principal only.....	17,704	17,704	...	...	...	...	...	...	...	...	17,704	17,704	...
No regular payments required.....	13,191	11,305	1,886	...	...	...	...	...	...	...	13,191	11,305	1,886

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	4,098,864	3,922,677	176,187	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,754,225	2,628,719	125,506
Less than $30	305,516	295,826	9,690	43,051	41,137	1,914	...	19,096	19,096	...	243,369	235,593	7,776
$30 to $39	304,087	285,754	18,333	53,126	49,568	3,558	...	43,905	42,126	1,779	207,056	194,060	12,996
$40 to $49	525,768	489,256	36,512	101,478	92,181	5,610	3,687	118,548	109,044	9,504	305,742	288,031	17,711
$50 to $59	721,974	687,815	34,159	154,347	152,403	...	1,944	125,846	118,096	7,750	441,781	417,316	24,465
$60 to $69	695,761	675,562	20,199	117,857	114,707	...	3,150	209,059	204,588	4,471	368,845	356,267	12,578
$70 to $79	507,750	492,340	15,410	84,095	84,095	...	...	93,714	89,424	4,290	329,941	318,821	11,120
$80 to $89	331,185	323,803	7,382	68,876	67,097	...	1,779	44,889	43,644	1,245	217,420	213,062	4,358
$90 to $99	209,825	195,338	14,487	30,857	30,857	...	...	11,996	11,996	...	166,972	152,485	14,487
$100 to $119	273,281	264,940	8,341	13,741	13,741	...	...	2,945	2,945	...	256,595	248,254	8,341
$120 to $149	114,219	109,770	4,449	5,842	5,842	...	...	1,371	1,371	...	107,006	102,557	4,449
$150 to $199	66,877	61,596	5,281	...	...	...	...	...	...	...	66,877	61,596	5,281
$200 or more	42,621	40,677	1,944	...	...	...	...	...	...	...	42,621	40,677	1,944
Median.....dollars	63	63	57	59	59	...	...	61	62	...	65	65	60
No regular payments required	13,191	11,305	1,886	...	...	...	...	...	...	...	13,191	11,305	1,886
Current Status of First Mortgage Payments													
Current or ahead of schedule	3,846,362	3,687,914	158,448	658,003	636,361	11,082	10,560	627,197	601,236	25,961	2,561,162	2,450,317	110,845
Delinquent	252,502	234,763	17,739	15,267	15,267	...	...	44,172	41,094	3,078	193,063	178,402	14,661
No regular payments required	13,191	11,305	1,886	...	...	...	...	...	...	...	13,191	11,305	1,886
Holder of First Mortgage													
Commercial bank or trust company, own account	792,708	774,158	18,550	189,526	187,747	1,779	...	146,310	138,794	7,516	456,872	447,617	9,255
Commercial bank or trust company, trust account	21,128	21,128	...	3,889	3,889	...	...	...	...	...	17,239	17,239	...
Mutual savings bank	102,280	102,280	...	34,887	34,887	...	...	47,481	47,481	...	19,912	19,912	...
Savings and loan association	1,654,073	1,553,057	101,016	142,715	138,310	1,944	2,461	209,477	202,083	7,394	1,301,881	1,212,664	89,217
Life insurance company	653,258	623,757	29,501	226,562	213,701	7,359	5,502	173,526	165,206	8,320	253,170	244,850	8,320
Mortgage company	24,936	20,429	4,507	10,375	10,375	...	...	3,842	1,279	2,563	10,719	8,775	1,944
Real estate or construction company	39,751	39,751	...	3,495	3,495	...	...	1,302	1,302	...	34,954	34,954	...
Federal or State agency	124,813	118,970	5,843	33,655	31,058	...	2,597	85,460	82,214	3,246	5,698	5,698	...
Retirement system, welfare fund, etc	28,243	28,243	...	18,595	18,595	...	...	2,259	2,259	...	7,389	7,389	...
Other nonprofit organization	20,489	19,208	1,281	3,885	3,885	...	...	1,279	1,279	...	15,325	14,044	1,281
Individual or individual's estate	612,099	596,616	15,483	...	...	...	...	...	...	...	612,099	596,616	15,483
Other	38,277	36,385	1,892	5,686	5,686	...	...	433	433	...	32,158	30,266	1,892
Servicing of First Mortgage													
By holder	3,233,178	3,087,526	145,652	364,668	354,653	5,610	4,405	398,172	376,619	21,553	2,470,338	2,356,254	114,084
By agent	878,877	846,456	32,421	308,602	296,975	5,472	6,155	273,197	265,711	7,486	297,078	283,770	13,308
Location of First Mortgage Holder													
Property inside SMSA	2,944,093	2,813,638	130,455	579,256	559,528	9,168	10,560	489,972	466,041	23,931	1,874,865	1,788,069	86,796
Holder in--													
Same division	2,514,083	2,403,356	110,727	408,673	396,879	7,389	4,405	328,892	308,582	20,310	1,776,518	1,697,895	78,623
Different division	423,004	403,276	19,728	163,577	155,643	1,779	6,155	161,080	157,459	3,621	98,347	90,174	8,173
Holder outside United States	7,006	7,006	...	7,006	7,006	...	...	...	...	...	...	...	...
Property outside SMSA	1,167,962	1,120,344	47,618	94,014	92,100	1,914	...	181,397	176,289	5,108	892,551	851,955	40,596
Holder in--													
Same division	1,100,766	1,053,148	47,618	74,407	72,493	1,914	...	166,854	161,746	5,108	859,505	818,909	40,596
Different division	67,196	67,196	...	19,607	19,607	...	...	14,543	14,543	...	33,046	33,046	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	3,134,608	2,985,823	148,785	637,817	616,175	11,082	10,560	647,122	618,083	29,039	1,849,669	1,751,565	98,104
Less than 40 percent	170,233	163,285	6,948	6,966	6,966	...	...	1,316	1,316	...	161,951	155,003	6,948
40 to 49 percent	150,840	138,560	12,280	2,656	2,656	...	...	5,803	1,914	3,889	142,381	133,990	8,391
50 to 59 percent	336,836	311,805	25,031	36,096	32,373	3,723	...	20,362	16,526	3,836	280,378	262,906	17,472
60 to 69 percent	564,338	517,893	46,445	90,930	87,099	1,887	1,944	54,178	46,005	8,173	419,230	384,789	34,441
70 to 79 percent	583,344	548,519	34,825	153,550	143,765	3,558	6,227	78,887	73,730	5,157	350,907	331,024	19,883
80 to 84 percent	305,581	298,057	7,524	109,757	107,843	1,914	...	66,625	64,681	1,944	129,199	125,533	3,666
85 to 89 percent	300,371	292,468	7,903	95,372	94,073	...	1,299	102,573	101,328	1,245	102,426	97,067	5,359
90 to 94 percent	328,117	322,680	5,437	83,803	83,803	...	...	138,873	135,380	3,493	105,441	103,497	1,944
95 to 99 percent	164,062	162,972	1,090	49,033	47,943	...	1,090	78,677	78,677	...	36,352	36,352	...
100 percent or more	230,886	229,584	1,302	9,654	9,654	...	...	99,828	98,526	1,302	121,404	121,404	...
Median.....percent	76	77	66	81	82	...	...	90	90	...	68	68	65
Other properties	977,447	948,159	29,288	35,453	35,453	...	...	24,247	24,247	...	917,747	888,459	29,288

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	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	3,134,608	2,985,823	148,785	637,817	616,175	11,082	10,560	647,122	618,083	29,039	1,849,669	1,751,565	98,104
Less than 40 percent	163,285	163,285	...	6,966	6,966	...	...	1,316	1,316	...	155,003	155,003	...
40 to 49 percent	140,339	138,560	1,779	2,656	2,656	...	...	1,914	1,914	...	135,769	133,990	1,779
50 to 59 percent	317,585	311,805	5,780	32,373	32,373	...	...	16,526	16,526	...	268,686	262,906	5,780
60 to 69 percent	525,505	517,893	7,612	88,878	87,099	1,779	...	51,838	46,005	5,833	384,789	384,789	...
70 to 79 percent	575,132	548,519	26,613	145,709	143,765	1,944	...	77,401	73,730	3,671	352,022	331,024	20,998
80 to 84 percent	320,299	298,057	22,242	110,993	107,843	...	3,150	65,980	64,681	1,299	143,326	125,533	17,793
85 to 89 percent	312,294	292,468	19,826	95,960	94,073	1,887	...	105,186	101,328	3,858	111,148	97,067	14,081
90 to 94 percent	348,637	322,680	25,957	85,582	83,803	1,779	...	138,569	135,380	3,189	124,486	103,497	20,989
95 to 99 percent	183,542	162,972	20,570	51,185	47,943	...	3,242	83,127	78,677	4,450	49,230	36,352	12,878
100 percent or more	247,990	229,584	18,406	17,515	9,654	3,693	4,168	105,265	98,526	6,739	125,210	121,404	3,806
Median.....percent	77	77	88	82	82	...	...	90	90	...	69	68	86
Other properties	977,447	948,159	29,288	35,453	35,453	...	...	24,247	24,247	...	917,747	888,459	29,288
Total Outstanding Debt as Percent of Value													
Less than 20 percent	541,742	538,184	3,558	39,925	39,925	...	...	29,754	29,754	...	472,063	468,505	3,558
20 to 29 percent	482,961	472,434	10,527	40,080	32,799	7,281	...	54,034	54,034	...	388,847	385,601	3,246
30 to 39 percent	510,526	484,741	25,785	70,000	68,086	1,914	...	64,549	58,881	5,668	375,977	357,774	18,203
40 to 49 percent	554,407	526,469	27,938	99,659	95,993	1,887	1,779	46,524	40,857	5,667	408,224	389,619	18,605
50 to 59 percent	570,025	554,400	15,625	94,889	94,889	...	...	90,308	87,134	3,174	384,828	372,377	12,451
60 to 69 percent	509,765	483,319	26,446	96,391	96,391	...	...	112,884	105,863	7,021	300,490	281,065	19,425
70 to 79 percent	445,510	421,196	24,314	95,352	90,947	...	4,405	129,653	127,766	1,887	220,505	202,483	18,022
80 to 89 percent	292,876	269,769	23,107	84,231	84,231	...	...	76,699	74,755	1,944	131,946	110,783	21,163
90 to 99 percent	170,748	155,110	15,638	50,574	47,497	...	3,077	56,920	53,242	3,678	63,254	54,371	8,883
100 percent or more	33,495	28,360	5,135	2,169	870	...	1,299	10,044	10,044	...	21,282	17,446	3,836
Median.....percent	49	49	62	59	59	...	...	64	65	...	44	43	64
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	4,083,346	3,907,052	176,294	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,738,707	2,613,094	125,613
Less than $5,000	407,343	399,793	7,550	17,240	17,240	...	...	16,852	16,852	...	373,251	365,701	7,550
$5,000 to $7,400	471,652	454,310	17,342	60,057	56,364	3,693	...	64,757	62,978	1,779	346,838	334,968	11,870
$7,500 to $9,900	575,584	547,385	28,199	91,722	85,776	3,558	2,388	116,436	109,467	6,969	367,426	352,142	15,284
$10,000 to $12,400	640,520	598,768	41,752	131,147	126,125	1,944	3,078	158,331	148,653	9,678	351,042	323,990	27,052
$12,500 to $14,900	653,617	632,684	20,933	168,346	164,515	1,887	1,944	166,223	161,145	5,078	319,048	307,024	12,024
$15,000 to $17,400	559,243	533,753	25,490	133,362	131,991	...	1,371	121,611	117,321	4,290	304,270	284,441	19,829
$17,500 to $19,900	267,408	245,313	22,095	41,313	39,534	...	1,779	17,315	16,070	1,245	208,780	189,709	19,071
$20,000 to $24,900	230,372	228,954	1,418	21,623	21,623	...	...	9,050	9,050	...	199,699	198,281	1,418
$25,000 to $34,900	177,065	172,112	4,953	6,467	6,467	...	...	794	794	...	169,804	164,851	4,953
$35,000 or more	100,542	93,980	6,562	1,993	1,993	...	...	...	...	...	98,549	91,987	6,562
Median.....dollars	12,300	12,300	12,100	13,000	13,100	...	...	12,200	12,200	...	12,000	12,000	12,700
Not acquired by purchase	28,709	26,930	1,779	...	...	...	...	...	...	...	28,709	26,930	1,779
Value													
Less than $5,000	146,125	144,238	1,887	1,914	1,914	...	...	5,772	5,772	...	138,439	136,552	1,887
$5,000 to $7,400	323,225	313,761	9,464	9,548	7,634	1,914	...	26,744	26,744	...	286,933	279,383	7,550
$7,500 to $9,900	465,354	445,486	19,868	77,598	75,001	...	2,597	91,729	87,841	3,888	296,027	282,644	13,383
$10,000 to $12,400	661,387	626,055	35,332	119,199	114,551	1,779	2,869	131,767	128,686	3,081	410,421	382,818	27,603
$12,500 to $14,900	569,005	532,470	36,535	122,405	116,903	3,558	1,944	150,427	135,174	15,253	296,173	280,393	15,780
$15,000 to $17,400	664,241	642,420	21,821	159,708	156,393	1,944	1,371	144,922	144,922	...	359,611	341,105	18,506
$17,500 to $19,900	408,127	386,044	22,083	104,665	100,999	1,887	1,779	67,825	63,535	4,290	235,637	221,510	14,127
$20,000 to $24,900	432,055	419,369	12,686	62,393	62,393	...	...	44,662	42,135	2,527	325,000	314,841	10,159
$25,000 to $34,900	282,062	271,509	10,553	9,949	9,949	...	...	7,521	7,521	...	264,592	254,039	10,553
$35,000 or more	160,474	152,630	7,844	5,891	5,891	...	...	...	...	...	154,583	146,739	7,844
Median.....dollars	14,500	14,600	14,000	15,100	15,200	...	...	13,800	13,800	...	14,600	14,600	14,600
Year Built													
1958 and 1959	343,969	321,026	22,943	71,248	71,248	...	...	37,032	35,088	1,944	235,689	214,690	20,999
1955 to 1957	811,096	783,721	27,375	146,305	143,844	...	2,461	160,429	158,752	1,677	504,362	481,125	23,237
1950 to 1954	854,029	816,429	37,600	196,329	191,365	1,887	3,077	194,070	181,901	12,169	463,630	443,163	20,467
1940 to 1949	632,578	596,308	36,270	151,044	138,771	9,195	3,078	101,491	94,044	7,447	380,043	363,493	16,550
1930 to 1939	303,030	289,977	13,053	38,501	38,501	...	...	34,773	32,859	1,914	229,756	218,617	11,139
1929 or earlier	1,167,353	1,126,521	40,832	69,843	67,899	...	1,944	143,574	139,686	3,888	953,936	918,936	35,000
Number of Mortgages on Property													
1 mortgage	3,933,982	3,933,982	...	651,628	651,628	...	...	642,330	642,330	...	2,640,024	2,640,024	...
2 mortgages	172,322	...	172,322	21,642	...	11,082	10,560	26,476	...	26,476	124,204	...	124,204
3 mortgages or more	5,751	...	5,751	...	...	...	...	2,563	...	2,563	3,188	...	3,188

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	4,068,358	3,890,285	178,073	673,270	651,628	11,082	10,560	667,511	638,472	29,039	2,727,577	2,600,185	127,392
Dilapidated	43,697	43,697	...	...	...	...	...	3,858	3,858	...	39,839	39,839	...
Rooms													
Less than 4 rooms	64,610	62,666	1,944	11,336	11,336	...	...	911	911	...	52,363	50,419	1,944
4 rooms	615,685	577,356	38,329	135,188	128,253	5,637	1,298	112,861	100,799	12,062	367,636	348,304	19,332
5 rooms	1,555,622	1,489,639	65,983	293,811	285,216	5,445	3,150	317,643	311,428	6,215	944,168	892,995	51,173
6 rooms	1,110,245	1,061,509	48,736	160,980	154,868	...	6,112	161,910	155,006	6,904	787,355	751,635	35,720
7 rooms	510,574	492,497	18,077	56,191	56,191	...	...	57,782	55,868	1,914	396,601	380,438	16,163
8 rooms or more	255,319	250,315	5,004	15,764	15,764	...	...	20,262	18,318	1,944	219,293	216,233	3,060
Median	5.4	5.4	5.2	5.1	5.2	...	...	5.2	5.2	...	5.5	5.5	5.3
Purchase Price as Percent of Value													
Acquired by purchase	4,083,[illegible]	3,907,052	176,294	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,738,707	2,613,094	125,613
Purchased 1957 to 1960	1,444,[illegible]	1,371,434	72,936	232,524	229,855	...	2,669	191,899	183,733	8,166	1,019,947	957,846	62,101
Less than 80 percent	145,471	138,481	6,990	6,754	6,754	...	...	16,510	15,265	1,245	122,207	116,462	5,745
80 to 89 percent	250,112	235,810	14,302	30,067	30,067	...	...	35,709	32,463	3,246	184,336	173,280	11,056
90 to 94 percent	269,029	261,843	7,186	51,679	51,679	...	...	35,501	35,069	432	181,849	175,095	6,754
95 to 99 percent	230,879	215,807	15,072	57,805	57,805	...	...	43,351	42,052	1,299	129,723	115,950	13,773
100 percent or more	548,879	519,493	29,386	86,219	83,550	...	2,669	60,828	58,884	1,944	401,832	377,059	24,773
Median.....percent..	96	96	98	97	97	...	...	96	96	...	96	96	98
Purchased 1950 to 1956	1,995,359	1,918,076	77,283	364,938	353,381	3,666	7,891	402,762	383,668	19,094	1,227,659	1,181,027	46,632
Less than 60 percent	93,357	90,131	3,226	9,767	9,767	...	...	6,862	5,580	1,282	76,728	74,784	1,944
60 to 79 percent	466,760	447,543	19,217	86,627	81,871	3,666	1,090	92,263	90,484	1,779	287,870	275,188	12,682
80 to 89 percent	658,818	633,364	25,454	134,108	134,108	...	...	133,943	125,547	8,396	390,767	373,709	17,058
90 to 99 percent	439,481	428,177	11,304	84,752	82,973	...	1,779	108,316	104,458	3,858	246,413	240,746	5,667
100 percent or more	336,943	318,861	18,082	49,684	44,662	...	5,022	61,378	57,599	3,779	225,881	216,600	9,281
Median.....percent..	87	87	86	86	86	...	...	88	88	...	86	86	...
Purchased 1949 or earlier	643,617	617,542	26,075	75,808	68,392	7,416	...	76,708	74,929	1,779	491,101	474,221	16,880
Less than 40 percent	158,592	153,090	5,502	9,391	9,391	...	...	1,779	1,779	...	147,422	141,920	5,502
40 to 59 percent	171,687	162,523	9,164	27,979	24,421	3,558	...	13,084	11,305	1,779	130,624	126,797	3,827
60 to 79 percent	191,503	187,645	3,858	21,950	20,036	1,914	...	46,547	46,547	...	123,006	121,062	1,944
80 to 99 percent	84,711	77,160	7,551	12,766	10,822	1,944	...	11,440	11,440	...	60,505	54,898	5,607
100 percent or more	37,124	37,124	...	3,722	3,722	...	...	3,858	3,858	...	29,544	29,544	...
Median.....percent..	59	59	...	60	60	...	...	70	70	...	55	55	...
Not acquired by purchase	28,709	26,930	1,779	...	...	...	...	...	...	...	28,709	26,930	1,779
Property Location													
Inside SMSA's	2,944,093	2,813,638	130,455	579,256	559,528	9,168	10,560	489,972	466,041	23,931	1,874,865	1,788,069	86,796
Inside central city	1,195,667	1,147,385	48,282	265,256	254,531	3,723	7,002	195,853	182,457	13,396	734,558	710,397	24,161
Outside central city	1,748,426	1,666,253	82,173	314,000	304,997	5,445	3,558	294,119	283,584	10,535	1,140,307	1,077,672	62,635
Outside SMSA's	1,167,962	1,120,344	47,618	94,014	92,100	1,914	...	181,397	176,289	5,108	892,551	851,955	40,596
Real Estate Tax													
Acquired before 1959	3,576,481	3,422,776	153,705	570,595	548,953	11,082	10,560	604,736	578,073	26,663	2,401,150	2,295,750	105,400
Less than $50	253,167	244,239	8,928	...	...	...	...	11,688	10,389	1,299	241,479	233,850	7,629
$50 to $99	520,466	501,747	18,719	48,566	44,708	1,914	1,944	64,520	64,520	...	407,380	392,519	14,861
$100 to $149	579,309	560,167	19,142	111,778	109,999	1,779	...	115,267	110,760	4,507	352,264	339,408	12,856
$150 to $199	557,248	526,087	31,161	111,873	107,017	1,779	3,077	117,262	111,760	5,502	328,113	307,310	20,803
$200 to $249	520,790	491,626	29,164	99,396	93,692	1,944	3,760	101,534	94,451	7,083	319,860	303,483	16,377
$250 to $299	324,660	310,327	14,333	76,843	75,064	1,779	...	56,615	56,615	...	191,202	178,648	12,554
$300 to $499	658,238	636,213	22,025	116,999	113,333	1,887	1,779	129,023	120,751	8,272	412,216	402,129	10,087
$500 or more	162,603	152,370	10,233	5,140	5,140	...	...	8,827	8,827	...	148,636	138,403	10,233
Median.....dollars..	189	189	198	207	207	...	...	197	196	...	180	180	192
Acquired 1959 and 1960 (part)	535,574	511,206	24,368	102,675	102,675	...	...	66,633	64,257	2,376	366,266	344,274	21,992
Real Estate Tax per $1,000 Value													
Acquired before 1959	3,576,481	3,422,776	153,705	570,595	548,953	11,082	10,560	604,736	578,073	26,663	2,401,150	2,295,750	105,400
Less than $5	208,779	201,765	7,014	7,517	7,517	...	...	11,090	9,791	1,299	190,172	184,457	5,715
$5 to $9	730,059	696,091	33,968	102,019	98,296	1,779	1,944	85,698	83,135	2,563	542,342	514,660	27,682
$10 to $14	1,263,718	1,209,747	53,971	199,812	192,804	3,858	3,150	217,502	209,308	8,194	846,404	807,635	38,769
$15 to $19	778,633	741,934	36,699	151,221	147,555	3,666	...	147,650	136,232	11,418	479,762	458,147	21,615
$20 to $24	395,325	380,135	15,190	71,438	67,271	1,779	2,388	110,476	107,287	3,189	213,411	205,577	7,834
$25 to $29	114,130	107,267	6,863	34,730	31,652	...	3,078	22,684	22,684	...	56,716	52,931	3,785
$30 to $39	58,018	58,018	...	1,944	1,944	...	...	4,476	4,476	...	51,598	51,598	...
$40 or more	27,819	27,819	...	1,914	1,914	...	...	5,160	5,160	...	20,745	20,745	...
Median.....dollars..	13	13	13	14	14	...	...	15	15	...	13	13	12
Acquired 1959 and 1960 (part)	535,574	511,206	24,368	102,675	102,675	...	...	66,633	64,257	2,376	366,266	344,274	21,992

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	1,697,396	1,621,583	75,813	335,123	324,730	9,303	1,090	312,080	307,774	4,306	1,050,193	989,079	61,114
1959 and 1960 (part)	196,385	185,159	11,226	47,876	47,876	...	...	23,353	23,353	...	125,156	113,930	11,226
1957 and 1958	327,754	309,618	18,136	36,553	36,553	...	...	52,593	51,348	1,245	238,608	221,717	16,891
1955 and 1956	456,167	444,910	11,257	98,756	97,666	...	1,090	89,257	89,257	...	268,154	257,987	10,167
1950 to 1954	484,082	469,296	14,786	98,122	96,235	1,887	...	115,389	114,107	1,282	270,571	258,954	11,617
1945 to 1949	153,201	136,485	16,716	27,581	20,165	7,416	...	31,488	29,709	1,779	94,132	86,611	7,521
1940 to 1944	50,080	48,167	1,913	26,235	26,235	...	...	...	...	...	23,845	21,932	1,913
1939 or earlier	29,727	27,948	1,779	...	...	...	...	...	...	...	29,727	27,948	1,779
Previously occupied	2,414,659	2,312,399	102,260	338,147	326,898	1,779	9,470	359,289	334,556	24,733	1,717,223	1,650,945	66,278
1959 and 1960 (part)	339,189	326,047	13,142	54,799	54,799	...	...	43,280	40,904	2,376	241,110	230,344	10,766
1957 and 1958	581,042	550,610	30,432	93,296	90,627	...	2,669	72,673	68,128	4,545	415,073	391,855	23,218
1955 and 1956	492,746	459,238	33,508	60,669	57,591	...	3,078	107,732	93,778	13,954	324,345	307,869	16,476
1950 to 1954	567,431	549,699	17,732	107,391	101,889	1,779	3,723	90,384	86,526	3,858	369,656	361,284	8,372
1945 to 1949	251,851	249,907	1,944	8,909	8,909	...	...	45,220	45,220	...	197,722	195,778	1,944
1940 to 1944	102,411	98,688	3,723	11,304	11,304	...	...	...	...	...	91,107	87,384	3,723
1939 or earlier	79,989	78,210	1,779	1,779	1,779	...	...	...	...	...	78,210	76,431	1,779
Manner of Acquisition													
By purchase or construction	4,083,346	3,907,052	176,294	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,738,707	2,613,094	125,613
Made new mortgage	3,578,255	3,453,722	124,533	587,389	573,273	9,303	4,813	553,079	543,188	9,891	2,437,787	2,337,261	100,526
Assumed mortgage from former owner	358,740	339,490	19,250	77,330	75,551	1,779	...	101,122	97,933	3,189	180,288	166,006	14,282
Assumed mortgage from former owner, made new second mortgage	35,257	4,659	30,598	5,747	...	...	5,747	15,959	...	15,959	13,551	4,659	8,892
Borrowed, other than mortgage	62,000	62,000	...	912	912	...	...	1,209	1,209	...	59,879	59,879	...
All cash	49,094	47,181	1,913	1,892	1,892	...	...	...	...	...	47,202	45,289	1,913
Not by purchase	28,709	26,930	1,779	...	...	...	...	...	...	...	28,709	26,930	1,779
Gift or inheritance	28,709	26,930	1,779	...	...	...	...	...	...	...	28,709	26,930	1,779
Other	...	...	...	...	...	...	...	...	...	...	...	...	...
Monthly Housing Costs													
Acquired before 1959	3,576,481	3,422,776	153,705	570,595	548,953	11,082	10,560	604,736	578,073	26,663	2,401,150	2,295,750	105,400
Less than $30	17,212	17,212	...	...	...	...	...	...	...	...	17,212	17,212	...
$30 to $39	13,665	13,665	...	...	...	...	...	...	...	...	13,665	13,665	...
$40 to $49	78,913	78,913	...	5,802	5,802	...	...	5,772	5,772	...	67,339	67,339	...
$50 to $59	106,861	106,861	...	11,440	11,440	...	...	5,742	5,742	...	89,679	89,679	...
$60 to $69	209,260	201,544	7,716	30,902	28,988	1,914	...	31,514	31,514	...	146,844	141,042	5,802
$70 to $79	262,634	257,024	5,610	39,364	37,585	1,779	...	42,034	42,034	...	181,236	177,405	3,831
$80 to $89	337,929	326,956	10,973	67,521	67,521	...	...	64,024	62,245	1,779	206,384	197,190	9,194
$90 to $99	372,301	368,578	3,723	58,355	58,355	...	...	77,528	75,749	1,779	236,418	234,474	1,944
$100 to $119	765,200	717,202	47,998	165,792	153,862	7,389	4,541	189,062	181,364	7,698	410,346	381,976	28,370
$120 to $149	785,106	751,334	33,772	133,029	130,160	...	2,869	140,679	131,630	9,049	511,398	489,544	21,854
$150 to $199	429,881	403,399	26,482	53,919	50,769	...	3,150	46,602	40,244	6,358	329,360	312,386	16,974
$200 or more	197,519	180,088	17,431	4,471	4,471	...	...	1,779	1,779	...	191,269	173,838	17,431
Median, dollars	110	109	121	109	108	...	...	108	107	...	112	111	125
Acquired 1959 and 1960 (part)	535,574	511,206	24,368	102,675	102,675	...	...	66,633	64,257	2,376	366,266	344,274	21,992
Annual Housing Costs as Percent of Income													
Acquired before 1959	3,576,481	3,422,776	153,705	570,595	548,953	11,082	10,560	604,736	578,073	26,663	2,401,150	2,295,750	105,400
Less than 5 percent	14,204	14,204	...	...	...	...	...	1,016	1,016	...	13,188	13,188	...
5 to 9 percent	192,693	185,277	7,416	26,211	24,297	1,914	...	21,870	21,870	...	144,612	139,110	5,502
10 to 14 percent	649,606	638,524	11,082	126,292	120,790	3,558	1,944	119,212	117,433	1,779	404,102	400,301	3,801
15 to 19 percent	972,423	945,709	26,714	190,427	188,540	1,887	...	186,043	180,883	5,160	595,953	576,286	19,667
20 to 24 percent	755,263	722,057	33,206	130,103	127,026	...	3,077	146,621	136,498	10,123	478,539	458,533	20,006
25 to 29 percent	429,301	395,782	33,519	56,630	53,552	...	3,078	77,966	73,495	4,471	294,705	268,735	25,970
30 to 34 percent	197,347	185,141	12,206	21,062	19,972	...	1,090	22,464	22,464	...	153,821	142,705	11,116
35 to 39 percent	110,954	103,418	7,536	10,947	10,947	...	...	11,149	11,149	...	88,858	81,322	7,536
40 percent or more	254,690	232,664	22,026	8,923	3,829	3,723	1,371	18,395	13,265	5,130	227,372	215,570	11,802
Median, percent	20	20	25	18	18	...	...	19	19	...	20	20	26
Acquired 1959 and 1960 (part)	535,574	511,206	24,368	102,675	102,675	...	...	66,633	64,257	2,376	366,266	344,274	21,992
Income[1]													
Less than $2,000	143,994	138,807	5,187	1,886	1,886	...	...	10,572	5,385	5,187	131,536	131,536	...
$2,000 to $2,999	121,330	117,638	3,692	6,464	4,685	1,779	...	12,071	12,071	...	102,795	100,882	1,913
$3,000 to $3,999	230,170	222,589	7,581	30,819	28,875	1,944	...	23,954	23,954	...	175,397	169,760	5,637
$4,000 to $4,999	470,132	459,497	10,635	56,534	56,534	...	...	77,672	75,785	1,887	335,926	327,178	8,748
$5,000 to $5,999	668,215	629,836	38,379	124,236	117,399	...	6,837	114,781	109,166	5,615	429,198	403,271	25,927
$6,000 to $6,999	563,115	532,525	30,590	97,253	97,253	...	...	120,417	116,528	3,889	345,445	318,744	26,701
$7,000 to $7,999	527,935	503,484	24,451	96,429	92,763	3,666	...	113,679	108,569	5,110	317,827	302,152	15,675
$8,000 to $8,999	396,286	374,228	22,058	87,454	85,540	1,914	...	54,071	52,789	1,282	254,761	235,899	18,862
$9,000 to $9,999	296,919	285,730	11,189	83,907	80,184	...	3,723	64,020	62,241	1,779	148,992	143,305	5,687
$10,000 to $11,999	288,668	277,149	11,519	40,433	38,654	1,779	...	48,912	44,622	4,290	199,323	193,873	5,450
$12,000 to $14,999	200,108	196,939	3,169	38,292	38,292	...	...	24,164	24,164	...	137,652	134,483	3,169
$15,000 or more	205,183	195,560	9,623	9,563	9,563	...	...	7,056	7,056	...	188,564	178,941	9,623
Median, dollars	6,700	6,700	6,800	7,200	7,200	...	...	6,800	6,800	...	6,600	6,600	6,800
Age of Head													
Under 25 years	88,406	86,520	1,886	24,467	24,467	...	...	6,040	6,040	...	57,899	56,013	1,886
25 to 34 years	1,140,375	1,088,923	51,652	182,621	181,323	...	1,298	254,391	247,689	6,702	703,563	659,911	43,652
35 to 44 years	1,384,274	1,314,472	69,802	236,890	222,048	7,359	7,483	313,554	306,470	7,084	833,830	785,954	47,876
45 to 64 years	1,299,661	1,256,231	43,430	209,110	207,166	1,944	...	92,804	77,551	15,253	997,747	971,514	26,233
65 years and over	199,139	187,836	11,303	20,182	16,624	1,779	1,779	4,580	4,580	...	174,377	166,632	7,745
Median	41	41	40	40	40	...	...	37	37	...	42	43	39

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	3,772,015	3,611,306	160,709	636,065	617,738	9,138	9,189	650,329	625,178	25,151	2,485,621	2,368,390	117,231
Under 45 years	2,489,512	2,374,012	115,500	429,317	414,548	7,359	7,410	559,431	549,533	9,898	1,500,764	1,409,931	90,833
With own children under 18	2,198,945	2,100,779	98,166	374,599	361,609	5,580	7,410	519,458	509,560	9,898	1,304,888	1,229,610	75,278
No own children under 18	290,567	273,233	17,334	54,718	52,939	1,779	...	39,973	39,973	...	195,876	180,321	15,555
45 to 64 years	1,150,300	1,112,537	37,763	188,479	188,479	...	...	89,544	74,291	15,253	872,277	849,767	22,510
With own children under 18	619,089	594,579	24,510	98,055	98,055	...	...	58,311	52,753	5,558	462,723	443,771	18,952
No own children under 18	531,211	517,958	13,253	90,424	90,424	...	...	31,233	21,538	9,695	409,554	405,996	3,558
65 years and over	132,203	124,757	7,446	18,269	14,711	1,779	1,779	1,354	1,354	...	112,580	108,692	3,888
Other households with 2 or more persons	221,071	210,176	10,895	23,654	22,283	...	1,371	18,442	14,554	3,888	178,975	173,339	5,636
Under 65 years	190,226	181,244	8,982	21,741	20,370	...	1,371	16,498	12,610	3,888	151,987	148,264	3,723
65 years and over	30,845	28,932	1,913	1,913	1,913	...	...	1,944	1,944	...	26,988	25,075	1,913
Households with 1 person	118,969	112,500	6,469	13,551	11,607	1,944	...	2,598	2,598	...	102,820	98,295	4,525
Under 65 years	82,878	78,353	4,525	13,551	11,607	1,944	...	1,316	1,316	...	68,011	65,430	2,581
65 years and over	36,091	34,147	1,944	...	...	...	...	1,282	1,282	...	34,809	32,865	1,944
Color of Head													
White	3,967,869	3,799,516	168,353	669,486	647,844	11,082	10,560	646,254	621,103	25,151	2,652,129	2,530,569	121,560
Nonwhite	144,186	134,466	9,720	3,784	3,784	...	...	25,115	21,227	3,888	115,287	109,455	5,832
Persons													
1 person	118,969	112,500	6,469	13,551	11,607	1,944	...	2,598	2,598	...	102,820	98,295	4,525
2 persons	719,693	694,196	25,497	134,070	127,362	3,558	3,150	60,050	53,598	6,452	525,573	513,236	12,337
3 persons	801,111	772,411	28,700	128,561	126,647	1,914	...	134,738	130,583	4,155	537,812	515,181	22,631
4 persons	1,043,524	992,137	51,387	169,221	165,534	...	3,687	200,259	192,122	8,137	674,044	634,481	39,563
5 persons	773,321	741,178	32,143	124,319	120,761	1,779	1,779	149,016	143,878	5,138	499,986	476,539	23,447
6 persons or more	655,437	621,560	33,877	103,548	99,717	1,887	1,944	124,708	119,551	5,157	427,181	402,292	24,889
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	1,444,370	1,371,434	72,936	232,524	229,855	...	2,669	191,899	183,733	8,166	1,019,947	957,846	62,101
Less than 1.0	88,391	86,477	1,914	1,914	1,914	...	...	1,449	1,449	...	85,028	83,114	1,914
1.0 to 1.4	216,399	210,864	5,535	22,689	22,689	...	...	26,500	24,766	1,734	167,210	163,409	3,801
1.5 to 1.9	371,803	352,502	19,301	77,557	76,259	...	1,298	61,695	61,695	...	232,551	214,548	18,003
2.0 to 2.4	329,528	317,947	11,581	60,321	60,321	...	...	45,179	45,179	...	224,028	212,447	11,581
2.5 to 2.9	228,688	205,947	22,741	44,403	44,403	...	...	33,292	32,047	1,245	150,993	129,497	21,496
3.0 to 3.4	70,871	66,081	4,790	12,608	11,237	...	1,371	6,007	6,007	...	52,256	48,837	3,419
3.5 to 3.9	61,706	59,819	1,887	13,032	13,032	...	...	6,124	6,124	...	42,550	40,663	1,887
4.0 or more	76,984	71,797	5,187	...	...	...	...	11,653	6,466	5,187	65,331	65,331	...
Median.....ratio	2.1	2.1	2.4	2.1	2.1	...	...	2.1	2.0	...	2.1	2.0	2.3
Other properties	2,667,685	2,562,548	105,137	440,746	421,773	11,082	7,891	479,470	458,597	20,873	1,747,469	1,682,178	65,291
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	4,098,864	3,922,677	176,187	673,270	651,628	11,082	10,560	671,369	642,330	29,039	2,754,225	2,628,719	125,506
Less than 5 percent	252,567	239,649	12,918	34,045	30,352	3,693	...	25,925	24,146	1,779	192,597	185,151	7,446
5 to 9 percent	1,375,195	1,311,960	63,235	279,520	272,612	3,666	3,242	288,591	271,594	16,997	807,084	767,754	39,330
10 to 14 percent	1,449,431	1,396,279	53,152	268,563	262,616	...	5,947	248,032	244,843	3,189	932,836	888,820	44,016
15 to 19 percent	598,974	568,956	30,018	72,999	67,905	3,723	1,371	77,796	75,909	1,887	448,179	425,142	23,037
20 to 24 percent	168,194	161,704	6,490	12,943	12,943	...	...	12,081	12,081	...	143,170	136,680	6,490
25 to 29 percent	95,773	90,586	5,187	1,371	1,371	...	...	7,090	5,146	1,944	87,312	84,069	3,243
30 to 34 percent	37,120	37,120	...	1,943	1,943	...	...	...	...	...	35,177	35,177	...
35 to 39 percent	19,160	19,160	...	...	...	...	...	1,944	1,944	...	17,216	17,216	...
40 percent or more	102,450	97,263	5,187	1,886	1,886	...	...	9,910	6,667	3,243	90,654	88,710	1,944
Median.....percent	11	11	11	10	10	...	...	10	11	...	12	12	12
No regular payments required	13,191	11,305	1,886	...	...	...	...	...	...	...	13,191	11,305	1,886
Real Estate Tax as Percent of Income													
Acquired before 1959	3,576,481	3,422,776	153,705	570,595	548,953	11,082	10,560	604,736	578,073	26,663	2,401,150	2,295,750	105,400
Less than 1.0 percent	319,903	308,716	11,187	17,398	15,484	1,914	...	24,680	24,680	...	277,825	268,552	9,273
1.0 to 1.9 percent	793,979	766,305	27,674	102,586	98,863	1,779	1,944	118,883	114,541	4,342	572,510	552,901	19,609
2.0 to 2.9 percent	873,399	838,671	34,728	178,970	175,412	1,779	1,779	152,871	147,204	5,667	541,558	516,055	25,503
3.0 to 3.9 percent	631,298	605,548	25,750	121,588	120,290	...	1,298	150,806	142,419	8,387	358,904	342,839	16,065
4.0 to 4.9 percent	349,148	319,532	29,616	68,090	60,664	1,887	5,539	72,889	69,752	3,137	208,169	189,116	19,053
5.0 to 7.4 percent	385,586	365,198	20,388	68,533	66,589	1,944	...	61,093	55,963	5,130	255,960	242,646	13,314
7.5 to 9.9 percent	100,145	97,562	2,583	9,765	9,765	...	...	15,473	15,473	...	74,907	72,324	2,583
10 percent or more	123,023	121,244	1,779	3,665	1,886	1,779	...	8,041	8,041	...	111,317	111,317	...
Median.....percent	2.8	2.8	3.1	2.9	2.9	...	...	3.0	3.0	...	2.6	2.6	2.9
Acquired 1959 and 1960 (part)	535,574	511,206	24,368	102,675	102,675	...	...	66,633	64,257	2,376	366,266	344,274	21,992
Veteran Status													
Korean War service	455,290	429,495	25,795	63,829	62,531	...	1,298	152,064	148,443	3,621	239,397	218,521	20,876
Korean War service only	347,140	328,364	18,776	42,358	41,060	...	1,298	120,387	116,766	3,621	184,395	170,538	13,857
Korean War and other service	108,150	101,131	7,019	21,471	21,471	...	...	31,677	31,677	...	55,002	47,983	7,019
Other service	1,800,129	1,722,493	77,636	295,103	277,763	9,168	8,172	449,938	436,747	13,191	1,055,088	1,007,983	47,105
With World War II service	1,585,554	1,520,598	64,956	261,910	246,349	9,168	6,393	438,899	427,007	11,892	884,745	847,242	37,503
No World War II service	214,575	201,895	12,680	33,193	31,414	...	1,779	11,039	9,740	1,299	170,343	160,741	9,602
Nonveteran	1,856,636	1,781,994	74,642	314,338	311,334	1,914	1,090	69,367	57,140	12,227	1,472,931	1,413,520	59,411

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	32,498,027	30,930,591	1,567,436	5,778,551	5,654,133	38,135	86,283	5,732,509	5,532,658	199,851	20,986,967	19,743,800	1,243,167
Average first mortgage debt	7.3	7.3	7.4	8.4	8.5	3.4	7.4	8.2	8.3	6.7	6.8	6.7	7.9
First mortgage debt on 1-dwelling-unit properties	30,061,499	28,696,975	1,364,524	5,696,231	5,577,902	38,135	80,194	5,582,701	5,388,209	194,492	18,782,567	17,730,864	1,051,703
Average first mortgage debt	7.3	7.3	7.7	8.5	8.6	3.4	7.6	8.3	8.4	6.7	6.8	6.7	8.3
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	98,805	96,127	2,678	...	...	...	...	583	583	...	98,222	95,544	2,678
$2,000 to $3,999	857,056	807,767	49,289	24,785	24,785	...	...	2,485	2,485	...	829,786	780,497	49,289
$4,000 to $5,999	1,964,893	1,884,727	80,166	149,785	135,968	13,817	...	216,495	193,856	22,639	1,598,613	1,554,903	43,710
$6,000 to $7,999	3,367,233	3,102,186	265,047	589,533	557,829	12,430	19,274	571,321	506,345	64,976	2,206,379	2,038,012	168,367
$8,000 to $9,999	4,713,850	4,501,858	211,992	1,189,280	1,148,932	11,888	28,460	702,445	666,315	36,130	2,822,125	2,686,611	135,514
$10,000 to $11,999	5,088,154	4,942,222	145,932	1,261,350	1,246,680	...	14,670	1,300,059	1,274,053	26,006	2,526,745	2,421,489	105,256
$12,000 to $13,999	5,638,028	5,549,182	88,846	1,349,880	1,332,090	...	17,790	1,741,188	1,722,431	18,757	2,546,960	2,494,661	52,299
$14,000 to $15,999	3,657,162	3,469,827	187,335	602,749	602,749	...	...	745,331	738,894	6,437	2,309,082	2,128,184	180,898
$16,000 to $19,999	2,488,229	2,309,723	178,506	511,450	511,450	...	...	276,334	256,787	19,547	1,700,445	1,541,486	158,959
$20,000 to $24,999	1,062,191	1,062,191	...	17,419	17,419	...	...	26,460	26,460	...	1,018,312	1,018,312	...
$25,000 or more	1,125,898	971,165	154,733	...	...	...	...	...	...	...	1,125,898	971,165	154,733
First Mortgage Outstanding Debt													
Less than $2,000	601,901	587,146	14,755	40,672	40,672	...	...	20,552	20,552	...	540,677	525,922	14,755
$2,000 to $3,999	2,023,264	1,895,655	127,609	139,060	112,813	26,247	...	335,912	313,985	21,927	1,548,292	1,468,857	79,435
$4,000 to $5,999	3,191,707	3,022,704	169,003	550,245	530,013	...	20,232	502,120	460,732	41,388	2,139,342	2,031,959	107,383
$6,000 to $7,999	4,681,699	4,459,074	222,625	1,056,022	1,016,632	11,888	27,502	612,440	553,960	58,480	3,013,237	2,888,482	124,755
$8,000 to $9,999	4,453,579	4,286,001	167,578	935,933	918,143	...	17,790	767,429	720,716	46,713	2,750,217	2,647,142	103,075
$10,000 to $11,999	4,846,853	4,704,473	142,380	1,006,088	991,418	...	14,670	1,727,675	1,727,675	...	2,113,090	1,985,380	127,710
$12,000 to $13,999	4,613,672	4,597,147	16,525	1,120,456	1,120,456	...	...	948,757	948,757	...	2,544,459	2,527,934	16,525
$14,000 to $15,999	2,484,221	2,178,158	306,063	595,523	595,523	...	...	501,279	475,295	25,984	1,387,419	1,107,340	280,079
$16,000 to $19,999	1,818,183	1,774,930	43,253	252,232	252,232	...	...	166,537	166,537	...	1,399,414	1,356,161	43,253
$20,000 to $24,999	743,895	743,895	...	...	...	...	...	...	...	...	743,895	743,895	...
$25,000 or more	602,525	447,792	154,733	...	...	...	...	...	...	...	602,525	447,792	154,733
Term of First Mortgage													
Indefinite	413,435	392,734	20,701	...	...	...	...	...	...	...	413,435	392,734	20,701
On demand	102,628	102,628	...	...	...	...	...	...	...	...	102,628	102,628	...
Less than 8 years	1,162,558	1,132,460	30,098	...	...	...	...	...	...	...	1,162,558	1,132,460	30,098
8 to 12 years	4,042,694	3,938,857	103,837	...	...	...	...	36,255	36,255	...	4,006,439	3,902,602	103,837
13 to 17 years	4,580,419	4,401,084	179,335	97,354	97,354	...	...	327,735	315,488	12,247	4,155,330	3,988,242	167,088
18 to 22 years	9,923,365	9,410,138	513,227	1,979,104	1,919,816	21,266	38,022	1,126,425	1,001,790	124,635	6,817,836	6,488,532	329,304
23 to 27 years	6,534,155	6,072,187	461,968	2,355,583	2,315,760	16,869	22,954	2,284,136	2,262,666	21,470	1,894,436	1,493,761	400,675
28 to 32 years	3,212,446	3,157,088	55,358	1,220,146	1,200,928	...	19,218	1,808,150	1,772,010	36,140	184,150	184,150	...
33 years or more	89,799	89,799	...	44,044	44,044	...	...	...	...	...	45,755	45,755	...
Interest Rate of First Mortgage													
Less than 4.0 percent	246,129	227,835	18,294	...	...	...	...	...	...	...	246,129	227,835	18,294
4.0 percent	1,512,563	1,383,759	128,804	85,393	85,393	...	...	953,491	855,317	98,174	473,679	443,049	30,630
4.1 to 4.4 percent	672,830	614,020	58,810	570,658	511,848	11,888	46,922	...	...	...	102,172	102,172	...
4.5 percent	7,338,956	7,172,576	166,380	2,509,986	2,465,137	26,247	18,602	3,872,671	3,776,353	96,318	956,299	931,086	25,213
4.6 to 4.9 percent	771,723	744,326	27,397	...	...	...	...	402,885	402,885	...	368,838	341,441	27,397
5.0 percent	4,351,904	4,222,293	129,611	269,831	255,161	...	14,670	20,343	20,343	...	4,061,730	3,946,789	114,941
5.1 to 5.4 percent	2,523,223	2,510,591	12,632	1,919,430	1,919,430	...	...	333,311	333,311	...	270,482	257,850	12,632
5.5 percent	4,410,118	4,198,783	211,335	20,323	20,323	...	...	...	...	...	4,389,795	4,178,460	211,335
5.6 to 5.9 percent	1,305,583	1,042,889	262,694	320,610	320,610	...	...	...	...	...	984,973	722,279	262,694
6.0 percent	5,891,993	5,638,101	253,892	...	...	...	...	...	...	...	5,891,993	5,638,101	253,892
6.1 to 6.9 percent	856,967	773,581	83,386	...	...	...	...	...	...	...	856,967	773,581	83,386
7.0 percent	144,415	141,737	2,678	...	...	...	...	...	...	...	144,415	141,737	2,678
7.1 to 7.9 percent	4,082	...	4,082	...	...	...	...	...	...	...	4,082	...	4,082
8.0 percent or more	31,013	26,484	4,529	...	...	...	...	...	...	...	31,013	26,484	4,529
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	7,383,565	7,105,403	278,162	1,309,367	1,309,367	...	...	764,709	746,025	18,684	5,309,489	5,050,011	259,478
1958	4,846,285	4,384,383	461,902	873,289	858,619	...	14,670	535,149	523,096	12,053	3,437,847	3,002,668	435,179
1957	4,658,863	4,483,343	175,520	622,225	613,269	...	8,956	815,038	773,514	41,524	3,221,600	3,096,560	125,040
1955 and 1956	7,413,392	7,174,903	238,489	1,434,150	1,405,286	...	28,864	1,893,851	1,823,143	70,708	4,085,391	3,946,474	138,917
1950 to 1954	5,152,984	4,995,935	157,049	1,258,729	1,214,156	16,869	27,704	1,347,109	1,302,346	44,763	2,547,146	2,479,433	67,713
1945 to 1949	550,466	497,064	53,402	147,331	126,065	21,266	...	226,845	220,085	6,760	176,290	150,914	25,376
1940 to 1944	53,275	53,275	...	48,471	48,471	...	...	...	...	...	4,804	4,804	...
1939 or earlier	2,669	2,669	...	2,669	2,669	...	...	...	...	...	...	...	...
Method of Payment of First Mortgage													
Regular payments required	29,960,371	28,614,141	1,346,230	5,696,231	5,577,902	38,135	80,194	5,582,701	5,388,209	194,492	18,681,439	17,648,030	1,033,409
Interest and principal	29,649,360	28,308,962	1,340,398	5,696,231	5,577,902	38,135	80,194	5,582,701	5,388,209	194,492	18,370,428	17,342,851	1,027,577
Interest only	220,935	215,103	5,832	...	...	...	...	...	...	...	220,935	215,103	5,832
Principal only	90,076	90,076	...	...	...	...	...	...	...	...	90,076	90,076	...
No regular payments required	101,128	82,834	18,294	...	...	...	...	...	...	...	101,128	82,834	18,294

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	29,960,371	28,614,141	1,346,230	5,696,231	5,577,902	38,135	80,194	5,582,701	5,388,209	194,492	18,681,439	17,648,030	1,033,409
Less than $30	567,242	540,287	26,955	92,932	88,721	4,211	...	36,750	36,750	...	437,560	414,816	22,744
$30 to $39	868,965	822,831	46,134	224,650	215,044	9,606	...	153,253	145,781	7,472	491,062	462,006	29,056
$40 to $49	2,149,343	1,999,737	149,606	572,522	520,702	24,318	27,502	580,521	536,892	43,629	996,300	942,143	54,157
$50 to $59	3,898,739	3,708,857	189,882	1,150,294	1,140,380	...	9,914	846,425	798,090	48,335	1,902,020	1,770,387	131,633
$60 to $69	5,529,079	5,360,891	168,188	1,051,057	1,026,069	...	24,988	2,067,334	2,033,154	34,180	2,410,688	2,301,668	109,020
$70 to $79	4,420,187	4,287,409	132,778	955,418	955,418	...	...	1,075,701	1,034,372	41,329	2,389,068	2,297,619	91,449
$80 to $89	3,425,070	3,342,649	82,421	885,396	867,606	...	17,790	576,712	557,165	19,547	1,962,962	1,917,878	45,084
$90 to $99	2,376,033	2,173,372	202,661	444,222	444,222	...	...	169,553	169,553	...	1,762,258	1,559,597	202,661
$100 to $119	3,154,900	3,041,910	112,990	220,906	220,906	...	...	49,992	49,992	...	2,884,002	2,771,012	112,990
$120 to $149	1,607,807	1,536,867	70,940	98,834	98,834	...	...	26,460	26,460	...	1,482,513	1,411,573	70,940
$150 to $199	1,136,595	981,862	154,733	...	...	...	...	...	...	...	1,136,595	981,862	154,733
$200 or more	826,411	817,469	8,942	...	...	...	...	...	...	...	826,411	817,469	8,942
No regular payments required	101,128	82,834	18,294	...	...	...	...	...	...	...	101,128	82,834	18,294
Current Status of First Mortgage Payments													
Current or ahead of schedule	28,479,513	27,224,555	1,254,958	5,566,817	5,448,488	38,135	80,194	5,223,554	5,048,355	175,199	17,689,142	16,727,712	961,430
Delinquent	1,480,858	1,389,586	91,272	129,414	129,414	...	...	359,147	339,854	19,293	992,297	920,318	71,979
No regular payments required	101,128	82,834	18,294	...	...	...	...	...	...	...	101,128	82,834	18,294
Holder of First Mortgage													
Commercial bank or trust company, own account	5,147,408	5,016,784	130,624	1,498,843	1,494,218	4,625	...	880,630	819,516	61,114	2,767,935	2,703,050	64,885
Commercial bank or trust company, trust account	88,915	88,915	...	11,667	11,667	...	...	...	...	...	77,248	77,248	...
Mutual savings bank	841,218	841,218	...	284,265	284,265	...	...	439,984	439,984	...	116,969	116,969	...
Savings and loan association	12,433,881	11,604,643	829,238	1,240,454	1,211,474	6,026	22,954	1,790,288	1,754,160	36,128	9,403,139	8,639,009	764,130
Life insurance company	5,945,984	5,731,202	214,782	1,933,367	1,867,861	27,484	38,022	1,694,484	1,633,796	60,688	2,318,133	2,229,545	88,588
Mortgage company	213,647	193,462	20,185	130,963	130,963	...	...	35,329	20,976	14,353	47,355	41,523	5,832
Real estate or construction company	336,859	336,859	...	37,890	37,890	...	...	14,192	14,192	...	284,777	284,777	...
Federal or State agency	1,073,895	1,032,468	41,427	329,468	310,250	...	19,218	678,487	656,278	22,209	65,940	65,940	...
Retirement system, welfare fund, etc.	232,675	232,675	...	182,361	182,361	...	...	23,802	23,802	...	26,512	26,512	...
Other nonprofit organization	163,146	151,745	11,401	24,567	24,567	...	...	19,313	19,313	...	119,266	107,865	11,401
Individual or individual's estate	3,384,006	3,277,545	106,461	...	...	...	...	...	...	...	3,384,006	3,277,545	106,461
Other	199,865	189,459	10,406	22,386	22,386	...	...	6,192	6,192	...	171,287	160,881	10,406
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	1,015,267	963,951	51,316	103,022	103,022	...	...	52,798	52,798	...	859,447	808,131	51,316
20 to 29 percent	2,199,118	2,097,139	101,979	149,841	127,805	22,036	...	229,547	207,620	21,927	1,819,730	1,761,714	58,016
30 to 39 percent	3,088,398	2,966,485	121,913	378,890	362,791	16,099	...	285,885	256,451	29,434	2,423,623	2,347,243	76,380
40 to 49 percent	3,967,055	3,830,181	136,874	666,085	645,853	...	20,232	269,775	231,815	37,960	3,031,195	2,952,513	78,682
50 to 59 percent	4,874,407	4,637,563	236,844	792,627	774,837	...	17,790	631,738	598,828	32,910	3,450,042	3,263,898	186,144
60 to 69 percent	5,271,082	4,874,431	396,651	987,311	964,357	...	22,954	1,102,928	1,059,507	43,421	3,180,843	2,850,567	330,276
70 to 79 percent	4,591,541	4,426,319	165,222	973,715	964,759	...	8,956	1,417,269	1,394,866	22,403	2,200,557	2,066,694	133,863
80 to 89 percent	3,101,197	2,989,227	111,970	1,068,217	1,068,217	...	...	853,848	847,411	6,437	1,179,132	1,073,599	105,533
90 to 99 percent	1,729,902	1,688,147	41,755	564,082	553,820	...	10,262	653,352	653,352	...	512,468	480,975	31,493
100 percent or more	223,532	223,532	...	12,441	12,441	...	...	85,561	85,561	...	125,530	125,530	...

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	32,925,503	5,813,045	5,777,946	21,334,512
Average total mortgage debt	7.4	8.5	8.3	6.9
Total mortgage debt on 1-dwelling-unit properties	30,416,759	5,729,613	5,625,841	19,061,305
Average total mortgage debt	7.4	8.5	8.4	6.9
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	597,363	40,672	20,552	536,139
$2,000 to $3,999	1,959,310	136,483	313,985	1,508,842
$4,000 to $5,999	3,165,922	548,852	506,313	2,110,757
$6,000 to $7,999	4,636,699	1,030,973	582,751	3,022,975
$8,000 to $9,999	4,589,881	968,170	799,353	2,822,358
$10,000 to $11,999	4,863,784	991,418	1,761,976	2,110,390
$12,000 to $13,999	4,807,132	1,137,182	971,916	2,698,034
$14,000 to $15,999	2,275,259	623,631	482,164	1,169,464
$16,000 to $19,999	2,049,982	252,232	186,831	1,610,919
$20,000 to $24,999	800,791	...	...	800,791
$25,000 or more	670,636	...	...	670,636
Total Outstanding Debt as Percent of Value				
Less than 20 percent	982,419	103,022	52,798	826,599
20 to 29 percent	2,143,170	154,472	207,620	1,781,078
30 to 39 percent	3,108,693	367,959	283,157	2,457,577
40 to 49 percent	4,006,148	670,868	268,769	3,066,511
50 to 59 percent	4,769,868	774,837	626,748	3,368,283
60 to 69 percent	5,147,619	964,357	1,136,054	3,047,208
70 to 79 percent	4,783,643	1,008,658	1,414,680	2,360,305
80 to 89 percent	3,281,163	1,068,217	862,769	1,350,177
90 to 99 percent	1,886,399	592,831	687,685	605,883
100 percent or more	307,637	24,392	85,561	197,684
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	250,730	4,785	3,645	242,300
$5,000 to $7,400	858,475	34,334	101,002	723,139
$7,500 to $9,900	2,084,320	419,001	483,908	1,181,411
$10,000 to $12,400	3,683,657	719,210	873,999	2,090,448
$12,500 to $14,900	4,144,776	1,087,552	1,291,842	1,765,382
$15,000 to $17,400	5,764,369	1,459,383	1,572,979	2,732,007
$17,500 to $19,000	3,851,144	1,096,263	789,266	1,965,615
$20,000 to $24,900	3,930,420	694,542	432,781	2,803,097
$25,000 to $34,900	3,378,403	154,912	76,419	3,147,072
$35,000 or more	2,470,465	59,631	...	2,410,834
Year Built				
1958 and 1959	4,327,190	941,910	491,588	2,893,692
1955 to 1957	8,516,352	1,537,825	1,942,921	5,035,606
1950 to 1954	6,528,463	1,567,770	1,682,371	3,278,322
1940 to 1949	3,714,756	893,911	618,337	2,202,508
1930 to 1939	1,798,539	262,027	254,684	1,281,828
1929 or earlier	5,531,459	526,170	635,940	4,369,349
Condition				
Not dilapidated	30,313,209	5,729,613	5,618,463	18,965,133
Dilapidated	103,550	...	7,378	96,172

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	24,609,661	4,460,489	4,867,842	15,281,330
Less than 5 percent	79,318	...	13,106	66,212
5 to 9 percent	829,088	92,798	112,782	623,508
10 to 14 percent	3,628,992	829,118	747,002	2,052,872
15 to 19 percent	6,596,282	1,468,669	1,518,274	3,609,339
20 to 24 percent	5,784,424	1,122,537	1,304,051	3,357,836
25 to 29 percent	3,578,341	558,325	726,173	2,293,843
30 to 34 percent	1,446,952	206,370	212,555	1,028,027
35 to 39 percent	886,315	130,486	103,642	652,187
40 percent or more	1,779,949	52,186	130,257	1,597,506
Acquired 1959 and 1960 (part)	5,807,098	1,269,124	757,999	3,779,975
Income[1]				
Less than $2,000	613,714	11,693	83,829	518,192
$2,000 to $2,999	475,426	36,990	72,456	365,980
$3,000 to $3,999	1,113,870	159,212	148,234	806,424
$4,000 to $4,999	2,574,682	453,912	542,257	1,578,513
$5,000 to $5,999	4,216,125	935,642	815,227	2,465,256
$6,000 to $6,999	4,209,120	803,201	1,092,378	2,313,541
$7,000 to $7,999	4,358,117	903,792	1,054,585	2,399,740
$8,000 to $8,999	3,087,614	818,249	454,317	1,815,048
$9,000 to $9,999	2,506,077	766,036	610,227	1,129,814
$10,000 to $11,999	2,642,945	346,435	468,190	1,828,320
$12,000 to $14,999	1,922,086	392,549	233,072	1,296,465
$15,000 or more	2,696,983	101,902	51,069	2,544,012
Age of Head				
Under 25 years	755,894	283,515	60,975	411,404
25 to 34 years	9,914,526	1,780,287	2,472,877	5,661,362
35 to 44 years	11,143,317	2,098,506	2,485,666	6,559,145
45 to 64 years	7,788,922	1,470,129	576,709	5,742,084
65 years and over	814,100	97,176	29,614	687,310
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	28,641,381	5,469,117	5,501,987	17,670,277
Under 45 years	20,916,125	4,020,947	4,934,744	11,960,434
With own children under 18	18,300,219	3,556,760	4,575,467	10,167,992
No own children under 18	2,615,906	464,187	359,277	1,792,442
45 to 64 years	7,153,632	1,352,333	561,285	5,240,014
With own children under 18	4,100,255	776,306	349,499	2,974,450
No own children under 18	3,053,377	576,027	211,786	2,265,564
65 years and over	571,624	95,837	5,958	469,829
Other households with 2 or more persons	1,150,697	158,195	102,076	890,426
Under 65 years	1,033,223	156,856	95,855	780,512
65 years and over	117,474	1,339	6,221	109,914
Households with 1 person	624,681	102,301	21,778	500,602
Under 65 years	499,679	102,301	4,343	393,035
65 years and over	125,002	...	17,435	107,567
Color of Head				
White	29,583,923	5,690,210	5,449,186	18,444,527
Nonwhite	832,836	39,403	176,655	616,778
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	30,310,727	5,729,613	5,625,841	18,955,273
Less than 5 percent	896,779	88,705	95,597	712,477
5 to 9 percent	8,277,415	1,964,455	1,965,779	4,347,181
10 to 14 percent	11,727,771	2,605,511	2,434,357	6,687,903
15 to 19 percent	5,573,891	827,056	823,998	3,922,837
20 to 24 percent	1,521,314	190,614	122,250	1,208,450
25 to 29 percent	931,534	31,670	56,561	843,303
30 to 34 percent	453,758	9,909	19,814	424,035
35 to 39 percent	156,533	...	6,221	150,312
40 percent or more	771,732	11,693	101,264	658,775
No regular payments required	106,032	...	...	106,032

[1] Income of owner and relatives living with him.

Chapter 5

SOUTH

REGION

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	79
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	81
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	87
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	89

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	7,691,507	3,457,928	4,233,579
Total 1-dwelling-unit properties.....	7,178,830	3,135,978	4,042,852
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000	1,330,254	1,008,656	321,598
$5,000 to $7,400	1,244,243	688,867	555,376
$7,500 to $9,900	1,057,876	399,061	658,815
$10,000 to $12,400	1,155,433	398,732	756,701
$12,500 to $14,900	571,687	99,969	471,718
$15,000 to $17,400	704,503	162,047	542,456
$17,500 to $19,900	267,143	81,355	185,788
$20,000 to $24,900	341,855	112,702	229,153
$25,000 to $34,900	311,274	101,041	210,233
$35,000 or more	194,562	83,548	111,014
Median.....dollars..	9,900	7,000	11,600
Year Built			
1958 and 1959	568,853	86,886	481,967
1955 to 1957	1,071,346	196,494	874,852
1950 to 1954	1,457,830	344,276	1,113,554
1940 to 1949	1,552,101	698,771	853,330
1930 to 1939	701,731	454,415	247,316
1929 or earlier	1,826,969	1,355,136	471,833
Condition			
Not dilapidated	6,807,059	2,843,339	3,963,720
Dilapidated	371,771	292,639	79,132
Rooms			
Less than 4 rooms	436,683	298,521	138,162
4 rooms	1,400,321	703,654	696,667
5 rooms	2,434,285	885,303	1,548,982
6 rooms	1,805,230	703,502	1,101,728
7 rooms	640,325	304,616	335,709
8 rooms or more	461,986	240,382	221,604
Median	5.2	5.1	5.3
Purchase Price as Percent of Value			
Acquired by purchase	6,827,996	2,806,734	4,021,262
Purchased 1957 to 1960 (part)	1,887,789	286,972	1,600,817
Less than 80 percent	238,631	64,095	174,536
80 to 89 percent	322,534	51,123	271,411
90 to 94 percent	259,712	18,983	240,729
95 to 99 percent	243,383	10,399	232,984
100 percent or more	823,529	142,372	681,157
Median.....percent..	98	99	97
Purchased 1950 to 1956	2,682,983	767,237	1,915,746
Less than 60 percent	280,400	150,140	130,260
60 to 79 percent	604,405	206,320	398,085
80 to 89 percent	647,186	161,338	485,848
90 to 99 percent	536,206	96,477	439,729
100 percent or more	614,786	152,962	461,824
Median.....percent..	87	82	89
Purchased 1949 or earlier	2,257,224	1,752,525	504,699
Less than 40 percent	715,252	628,932	86,320
40 to 59 percent	558,476	446,006	112,470
60 to 79 percent	491,311	345,506	145,805
80 to 99 percent	276,701	171,404	105,297
100 percent or more	215,484	160,677	54,807
Median.....percent..	55	51	67
Not acquired by purchase	350,834	329,244	21,590
Real Estate Tax			
Acquired before 1959	6,391,568	3,028,337	3,363,231
Less than $50	2,603,752	1,633,179	970,573
$50 to $99	1,339,506	562,394	777,112
$100 to $149	934,308	340,878	593,430
$150 to $199	560,019	137,483	422,536
$200 to $249	337,736	113,982	223,754
$250 to $299	197,506	54,076	143,430
$300 to $499	308,451	137,950	170,501
$500 or more	110,290	48,395	61,895
Median.....dollars..	72	50-	96
Acquired 1959 and 1960 (part)	787,262	107,641	679,621

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959	6,391,568	3,028,337	3,363,231
Less than $5	2,060,532	1,125,437	935,095
$5 to $9	1,652,290	712,927	939,363
$10 to $14	1,569,211	683,168	886,043
$15 to $19	630,271	261,743	368,528
$20 to $24	234,427	112,724	121,703
$25 to $29	109,515	50,571	58,944
$30 to $39	72,532	34,781	37,751
$40 or more	62,790	46,986	15,804
Median.....dollars..	8	8	9
Acquired 1959 and 1960 (part)	787,262	107,641	679,621
OWNER CHARACTERISTICS			
Year Property Acquired			
New	3,132,338	1,233,727	1,898,611
1959 and 1960 (part)	294,833	40,431	254,402
1957 and 1958	479,939	82,840	397,099
1955 and 1956	547,647	121,450	426,197
1950 to 1954	835,990	249,454	586,536
1945 to 1949	429,454	250,566	178,888
1940 to 1944	167,314	132,257	35,057
1939 or earlier	377,161	356,729	20,432
Previously occupied	4,046,492	1,902,251	2,144,241
1959 and 1960 (part)	492,429	67,210	425,219
1957 and 1958	668,642	140,731	527,911
1955 and 1956	511,349	151,818	359,531
1950 to 1954	869,309	322,062	547,247
1945 to 1949	584,693	401,671	183,022
1940 to 1944	400,712	331,464	69,248
1939 or earlier	519,358	487,295	32,063
Manner of Acquisition			
By purchase or construction	6,827,996	2,806,734	4,021,262
Made new mortgage	3,983,863	863,400	3,120,463
Assumed mortgage from former owner	917,480	248,710	668,770
Assumed mortgage from former owner, made new second mortgage	105,732	5,573	100,159
Borrowed, other than mortgage	348,996	284,424	64,572
All cash	1,471,925	1,404,627	67,298
Not by purchase	350,834	329,244	21,590
Gift or inheritance	341,598	320,008	21,590
Other	9,236	9,236	...
Monthly Housing Costs			
Acquired before 1959	6,391,568	3,028,337	3,363,231
Less than $30	2,025,409	1,993,572	31,837
$30 to $39	516,459	464,501	51,958
$40 to $49	334,993	250,026	84,967
$50 to $59	376,243	127,275	248,968
$60 to $69	418,958	85,298	333,660
$70 to $79	471,896	44,902	426,994
$80 to $89	494,779	23,278	471,501
$90 to $99	416,341	7,916	408,425
$100 to $119	542,514	11,695	530,819
$120 to $149	424,263	9,339	414,924
$150 to $199	277,079	8,726	268,353
$200 or more	92,634	1,809	90,825
Median.....dollars..	58	30-	91
Acquired 1959 and 1960 (part)	787,262	107,641	679,621
Annual Housing Costs as Percent of Income			
Acquired before 1959	6,391,568	3,028,337	3,363,231
Less than 5 percent	578,426	567,710	10,716
5 to 9 percent	1,354,248	1,128,144	226,104
10 to 14 percent	1,330,934	522,468	808,466
15 to 19 percent	1,136,034	241,522	894,512
20 to 24 percent	826,419	155,345	671,074
25 to 29 percent	396,253	95,133	301,120
30 to 34 percent	194,359	52,660	141,699
35 to 39 percent	100,011	38,273	61,738
40 percent or more	474,884	227,082	247,802
Median.....percent..	15	9	19
Acquired 1959 and 1960 (part)	787,262	107,641	679,621

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	1,291,014	1,041,100	249,914
$2,000 to $2,999	640,572	417,027	223,545
$3,000 to $3,999	713,557	385,274	328,283
$4,000 to $4,999	834,029	324,154	509,875
$5,000 to $5,999	875,744	249,858	625,886
$6,000 to $6,999	704,110	174,305	529,805
$7,000 to $7,999	516,139	127,249	388,890
$8,000 to $8,999	397,556	70,876	326,680
$9,000 to $9,999	297,353	44,696	252,657
$10,000 to $11,999	406,020	114,339	291,681
$12,000 to $14,999	200,063	63,113	136,950
$15,000 or more	302,673	123,987	178,686
Median.....dollars..	5,100	3,300	6,200
Age of Head			
Under 25 years	98,818	22,225	76,593
25 to 34 years	1,393,141	212,140	1,181,001
35 to 44 years	1,726,551	439,728	1,286,823
45 to 64 years	2,631,803	1,367,271	1,264,532
65 years and over	1,328,517	1,094,614	233,903
Median	48	58	41
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	5,704,715	2,172,170	3,532,545
Under 45 years	2,867,211	545,148	2,322,063
With own children under 18	2,474,455	446,922	2,027,533
No own children under 18	392,756	98,226	294,530
45 to 64 years	2,078,007	1,013,067	1,064,940
With own children under 18	816,090	341,472	474,618
No own children under 18	1,261,917	671,595	590,322
65 years and over	759,497	613,955	145,542

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Household Composition by Age of Head—Con.			
Other households with 2 or more persons	887,357	523,640	363,717
Under 65 years	577,762	279,894	297,868
65 years and over	309,595	243,746	65,849
Households with 1 person	586,758	440,168	146,590
Under 65 years	327,333	203,255	124,078
65 years and over	259,425	236,913	22,512
Persons			
1 person	586,758	440,168	146,590
2 persons	2,099,637	1,254,406	845,231
3 persons	1,391,174	546,851	844,323
4 persons	1,562,461	398,298	1,164,163
5 persons	761,055	247,295	513,760
6 persons or more	777,745	248,960	528,785
Veteran Status			
Korean War service	684,151	38,443	645,708
Korean War service only	388,842	20,783	368,059
Korean War and other service	295,309	17,660	277,649
Other service	2,441,968	797,956	1,644,012
With World War II service	1,923,757	469,629	1,454,128
No World War II service	518,211	328,327	189,884
Nonveteran	4,052,711	2,299,579	1,753,132

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties..	4,233,579	3,824,993	408,586	815,334	693,063	81,875	40,396	1,034,537	987,240	47,297	2,383,708	2,144,690	239,018
Total 1-dwelling-unit properties.....	4,042,852	3,664,334	378,518	804,623	685,967	78,260	40,396	1,019,980	973,888	46,092	2,218,249	2,004,479	213,770
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000.....	180,364	174,294	6,070	...	...	...	...	1,907	1,907	...	178,457	172,387	6,070
$2,000 to $3,999.....	571,928	513,855	58,073	31,461	16,620	11,077	3,764	16,761	14,905	1,856	523,706	482,330	41,376
$4,000 to $5,999.....	624,707	512,977	111,730	108,614	71,861	28,744	8,009	95,147	82,099	13,048	420,946	359,017	61,929
$6,000 to $7,999.....	649,598	577,433	72,165	168,921	129,210	26,187	13,524	212,803	205,870	6,933	267,874	242,353	25,521
$8,000 to $9,999.....	655,255	597,527	57,728	172,005	155,624	11,005	5,376	209,932	203,150	6,782	273,318	238,753	34,565
$10,000 to $11,999.....	532,514	498,507	34,007	107,271	106,024	1,247	...	244,889	233,835	11,054	180,354	158,648	21,706
$12,000 to $13,999.....	399,105	369,256	29,849	110,541	100,818	...	9,723	162,021	156,833	5,188	126,543	111,605	14,938
$14,000 to $15,999.....	199,931	194,756	5,175	62,816	62,816	...	...	42,140	40,909	1,231	94,975	91,031	3,944
$16,000 to $19,999.....	147,323	146,615	708	40,834	40,834	...	...	28,557	28,557	...	77,932	77,224	708
$20,000 to $24,999.....	56,578	55,472	1,106	2,160	2,160	...	...	5,823	5,823	...	48,595	47,489	1,106
$25,000 or more.....	25,549	23,642	1,907	...	...	...	...	...	...	...	25,549	23,642	1,907
Median.....dollars..	8,000	8,200	6,400	9,100	9,600	6,000	...	9,700	9,800	...	5,900	5,900	5,900
First Mortgage Outstanding Debt													
Less than $2,000.....	598,324	557,041	41,283	28,696	21,384	7,312	...	22,240	20,384	1,856	547,388	515,273	32,115
$2,000 to $3,999.....	738,942	637,763	101,179	112,437	73,562	35,111	3,764	79,333	77,475	1,858	547,172	486,726	60,446
$4,000 to $5,999.....	642,626	549,821	92,805	157,169	113,220	30,335	13,614	166,877	150,162	16,715	318,580	286,439	32,141
$6,000 to $7,999.....	573,218	521,458	51,760	106,909	91,679	4,255	10,975	225,956	223,301	2,655	240,353	206,478	33,875
$8,000 to $9,999.....	538,207	490,677	47,530	130,204	126,637	1,247	2,320	205,410	193,384	12,026	202,593	170,656	31,937
$10,000 to $11,999.....	400,857	379,193	21,664	74,028	74,028	...	...	181,440	173,167	8,273	145,389	131,998	13,391
$12,000 to $13,999.....	280,243	262,376	17,867	115,775	106,052	...	9,723	92,516	89,807	2,709	71,952	66,517	5,435
$14,000 to $15,999.....	129,875	129,166	709	48,407	48,407	...	...	27,795	27,795	...	53,673	52,964	709
$16,000 to $19,999.....	99,413	97,599	1,814	29,767	29,767	...	...	17,531	17,531	...	52,115	50,301	1,814
$20,000 to $24,999.....	28,687	26,780	1,907	1,231	1,231	...	...	882	882	...	26,574	24,667	1,907
$25,000 or more.....	12,460	12,460	...	...	...	...	...	...	...	...	12,460	12,460	...
Median.....dollars..	6,100	6,300	5,000	7,900	8,700	3,800	...	8,200	8,200	...	4,100	4,000	4,900
Term of First Mortgage													
Indefinite.....	32,573	28,759	3,814	...	...	...	...	...	...	...	32,573	28,759	3,814
On demand.....	37,015	37,015	...	...	...	...	...	...	...	...	37,015	37,015	...
Less than 8 years.....	398,051	385,017	13,034	3,667	3,667	...	...	...	...	...	394,384	381,350	13,034
8 to 12 years.....	684,825	608,746	76,079	1,808	1,808	...	...	5,571	5,571	...	677,446	601,367	76,079
13 to 17 years.....	500,442	444,408	56,034	10,686	10,686	...	...	12,211	12,211	...	477,545	421,511	56,034
18 to 22 years.....	1,000,863	906,454	94,409	248,849	216,959	18,359	13,531	250,560	241,981	8,579	501,454	447,514	53,940
23 to 27 years.....	1,004,957	887,337	117,620	377,987	297,889	53,233	26,865	543,620	516,967	26,653	83,350	72,481	10,869
28 to 32 years.....	374,640	357,112	17,528	154,047	147,379	6,668	...	208,018	197,158	10,860	12,575	12,575	...
33 years or more.....	9,486	9,486	...	7,579	7,579	...	...	...	...	...	1,907	1,907	...
Median.....years..	20	20	20	25	25	25	...	25	25	...	13	13	14
Interest Rate of First Mortgage													
Less than 4.0 percent.....	30,883	30,883	...	...	...	...	...	1,812	1,812	...	29,071	29,071	...
4.0 percent.....	416,493	368,104	48,389	44,191	23,158	19,175	1,858	326,584	299,228	27,356	45,718	45,718	...
4.1 to 4.4 percent.....	106,964	79,703	27,261	103,836	76,575	19,189	8,072	...	...	...	3,128	3,128	...
4.5 percent.....	995,926	907,786	88,140	316,581	251,236	39,896	25,449	599,876	581,371	18,505	79,469	75,179	4,290
4.6 to 4.9 percent.....	97,683	97,683	...	...	...	...	...	53,962	53,962	...	43,721	43,721	...
5.0 percent.....	437,412	408,881	28,531	31,634	27,860	...	3,774	6,876	6,876	...	398,902	374,145	24,757
5.1 to 5.4 percent.....	313,908	310,625	3,283	262,296	261,053	...	1,243	30,870	30,639	231	20,742	18,933	1,809
5.5 percent.....	174,693	152,974	21,719	893	893	...	...	...	...	...	173,800	152,081	21,719
5.6 to 5.9 percent.....	84,034	84,034	...	45,192	45,192	...	...	...	...	...	38,842	38,842	...
6.0 percent.....	1,118,216	996,940	121,276	...	...	...	...	...	...	...	1,118,216	996,940	121,276
6.1 to 6.9 percent.....	88,058	73,731	14,327	...	...	...	...	...	...	...	88,058	73,731	14,327
7.0 percent.....	64,926	58,288	6,638	...	...	...	...	...	...	...	64,926	58,288	6,638
7.1 to 7.9 percent.....	23,409	13,683	9,726	...	...	...	...	...	...	...	23,409	13,683	9,726
8.0 percent or more.....	90,247	81,019	9,228	...	...	...	...	...	...	...	90,247	81,019	9,228
Median.....percent..	5.1	5.1	5.1	4.6	4.6	4.5	...	4.5	4.5	...	6.0	6.0	6.0
Origin of First Mortgage													
Made when property acquired.....	2,602,418	2,411,678	190,740	591,730	554,532	28,560	8,638	679,354	666,843	12,511	1,331,334	1,190,303	141,031
Assumed when property acquired.....	679,270	532,165	147,105	181,125	106,337	43,030	31,758	316,910	283,329	33,581	181,235	142,499	38,736
Made after property acquired.....	761,164	720,491	40,673	31,768	25,098	6,670	...	23,716	23,716	...	705,680	671,677	34,003
Year First Mortgage Made or Assumed													
1959 and 1960 (part).....	862,423	780,071	82,352	212,375	189,317	3,105	19,953	116,150	107,161	8,989	533,898	483,593	50,305
1958.....	622,321	577,121	45,200	130,277	125,880	1,907	2,490	125,731	118,783	6,948	366,313	332,458	33,855
1957.....	482,971	423,021	59,950	79,396	68,120	3,101	8,175	105,143	97,653	7,490	298,432	257,248	41,184
1955 and 1956.....	895,548	823,550	71,998	102,984	92,743	8,432	1,809	315,381	306,311	9,070	477,183	424,496	52,687
1950 to 1954.....	985,998	893,272	92,726	201,044	152,079	40,996	7,969	304,203	292,466	11,737	480,751	448,727	32,024
1945 to 1949.....	173,739	147,447	26,292	64,217	43,498	20,719	...	53,372	51,514	1,858	56,150	52,435	3,715
1940 to 1944.....	18,044	18,044	...	14,330	14,330	...	...	...	...	...	3,714	3,714	...
1939 or earlier.....	1,808	1,808	...	...	...	...	...	...	...	...	1,808	1,808	...
Method of Payment of First Mortgage													
Regular payments required.....	4,024,964	3,646,446	378,518	804,623	685,967	78,260	40,396	1,019,980	973,888	46,092	2,200,361	1,986,591	213,770
Interest and principal.....	3,957,118	3,582,360	374,758	804,623	685,967	78,260	40,396	1,019,980	973,888	46,092	2,132,515	1,922,505	210,010
Interest only.....	46,692	42,932	3,760	...	...	...	...	...	...	...	46,692	42,932	3,760
Principal only.....	21,154	21,154	...	...	...	...	...	...	...	...	21,154	21,154	...
No regular payments required.....	17,888	17,888	...	...	...	...	...	...	...	...	17,888	17,888	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	4,024,964	3,646,446	378,518	804,623	685,967	78,260	40,396	1,019,980	973,888	46,092	2,200,361	1,986,591	213,770
Less than $30	305,268	262,726	42,542	55,591	30,313	25,278	...	22,343	20,487	1,856	227,334	211,926	15,408
$30 to $39	513,382	421,869	91,513	133,637	87,991	32,594	13,052	123,562	108,705	14,857	256,183	225,173	31,010
$40 to $49	718,206	659,654	58,552	138,240	114,775	14,835	8,630	262,848	253,999	8,849	317,118	290,880	26,238
$50 to $59	753,182	688,031	65,151	151,321	136,777	5,553	8,991	216,995	209,947	7,048	384,866	341,307	43,559
$60 to $69	619,448	570,922	48,526	104,002	104,002	...	...	226,725	222,197	4,528	288,721	244,723	43,998
$70 to $79	369,410	333,537	35,873	90,288	82,423	...	7,865	103,933	97,019	6,914	175,189	154,095	21,094
$80 to $89	256,305	244,389	11,916	73,396	71,538	...	1,858	42,143	40,103	2,040	140,766	132,748	8,018
$90 to $99	135,093	128,492	6,601	32,950	32,950	...	...	6,589	6,589	...	95,554	88,953	6,601
$100 to $119	190,149	177,189	12,960	25,152	25,152	...	...	13,035	13,035	...	151,962	139,002	12,960
$120 to $149	69,087	66,110	2,977	46	46	...	...	1,807	1,807	...	67,234	64,257	2,977
$150 to $199	74,868	72,961	1,907	...	...	...	...	...	...	...	74,868	72,961	1,907
$200 or more	20,566	20,566	...	...	...	...	...	...	...	...	20,566	20,566	...
Median.....dollars..	56	57	49	55	58	34	...	55	55	...	58	58	58
No regular payments required	17,888	17,888	...	...	...	...	...	...	...	...	17,888	17,888	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	3,686,821	3,341,376	345,445	776,112	661,123	76,451	38,538	971,847	928,707	43,140	1,938,862	1,751,546	187,316
Delinquent	338,143	305,070	33,073	28,511	24,844	1,809	1,858	48,133	45,181	2,952	261,499	235,045	26,454
No regular payments required	17,888	17,888	...	...	...	...	...	...	...	...	17,888	17,888	...
Holder of First Mortgage													
Commercial bank or trust company, own account	336,238	319,384	16,854	55,205	49,945	5,260	...	45,887	40,204	5,683	235,146	229,235	5,911
Commercial bank or trust company, trust account	27,887	24,803	3,084	7,743	4,659	...	3,084	1,808	1,808	...	18,336	18,336	...
Mutual savings bank	298,359	270,704	27,655	104,177	93,423	2,490	8,264	163,122	155,791	7,331	31,060	21,490	9,570
Savings and loan association	1,329,359	1,167,598	161,761	99,201	88,766	7,307	3,128	211,772	193,276	18,496	1,018,386	885,556	132,830
Life insurance company	1,108,433	1,000,666	107,767	445,164	364,617	56,485	24,062	395,134	389,448	5,686	268,135	246,601	21,534
Mortgage company	124,145	114,871	9,274	17,639	15,830	1,809	...	13,841	13,841	...	92,665	85,200	7,465
Real estate or construction company	34,393	34,393	...	1,140	1,140	...	...	...	...	...	33,253	33,253	...
Federal or State agency	269,113	258,364	10,749	62,351	59,250	3,101	...	176,532	168,884	7,648	30,230	30,230	...
Retirement system, welfare fund, etc	2,914	1,056	1,858	1,056	1,056	...	...	...	...	...	1,858	...	1,858
Other nonprofit organization	3,620	1,812	1,808	1,808	...	1,808	...	...	...	...	1,812	1,812	...
Individual or individual's estate	446,099	411,497	34,602	...	...	...	...	1,808	1,808	...	444,291	409,689	34,602
Other	62,292	59,186	3,106	9,139	7,281	...	1,858	10,076	8,828	1,248	43,077	43,077	...
Servicing of First Mortgage													
By holder	2,701,646	2,454,736	246,910	275,074	245,991	16,495	12,588	460,144	437,096	23,048	1,966,428	1,771,649	194,779
By agent	1,341,206	1,209,598	131,608	529,549	439,976	61,765	27,808	559,836	536,792	23,044	251,821	232,830	18,991
Location of First Mortgage Holder													
Property inside SMSA	2,543,350	2,296,308	247,042	586,894	500,622	53,262	33,010	761,893	716,032	45,861	1,194,563	1,079,654	114,909
Holder in--													
Same division	1,631,671	1,477,892	153,779	222,453	201,736	17,050	3,667	363,569	336,040	27,529	1,045,649	940,116	105,533
Different division	911,679	818,416	93,263	364,441	298,886	36,212	29,343	398,324	379,992	18,332	148,914	139,538	9,376
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
Property outside SMSA	1,499,502	1,368,026	131,476	217,729	185,345	24,998	7,386	258,087	257,856	231	1,023,686	924,825	98,861
Holder in--													
Same division	1,240,244	1,123,190	117,054	124,016	106,054	11,653	6,309	174,981	174,750	231	941,247	842,386	98,861
Different division	259,258	244,836	14,422	93,713	79,291	13,345	1,077	83,106	83,106	...	82,439	82,439	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	3,281,688	2,943,843	337,845	772,855	660,869	71,590	40,396	996,264	950,172	46,092	1,512,569	1,332,802	179,767
Less than 40 percent	89,201	84,645	4,556	1,243	1,243	...	...	1,247	1,247	...	86,711	82,155	4,556
40 to 49 percent	121,181	101,024	20,157	10,242	5,622	2,762	1,858	16,510	14,701	1,809	94,429	80,701	13,728
50 to 59 percent	277,882	217,847	60,035	28,493	15,805	7,215	5,473	22,185	19,082	3,103	227,204	182,960	44,244
60 to 69 percent	513,298	430,307	82,991	83,243	65,151	11,908	6,184	36,774	26,142	10,632	393,281	339,014	54,267
70 to 79 percent	458,703	391,002	67,701	119,961	93,308	21,691	4,962	62,689	57,194	5,495	276,053	240,500	35,553
80 to 84 percent	330,733	284,845	45,888	109,997	90,079	9,769	10,149	88,350	78,793	9,557	132,386	115,973	16,413
85 to 89 percent	394,797	366,896	27,901	121,261	105,600	11,528	4,133	185,168	180,896	4,272	88,368	80,400	7,968
90 to 94 percent	340,777	331,910	8,867	120,870	116,293	1,243	3,334	147,908	144,803	3,105	71,999	70,814	1,185
95 to 99 percent	379,106	367,573	11,533	147,585	140,303	5,474	1,808	180,313	177,915	2,398	51,208	49,355	1,853
100 percent or more	376,010	367,794	8,216	29,960	27,465	...	2,495	255,120	249,399	5,721	90,930	90,930	...
Median.....percent..	83	84	70	86	88	76	...	93	93	...	69	69	65
Other properties	761,164	720,491	40,673	31,768	25,098	6,670	...	23,716	23,716	...	705,680	671,677	34,003

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	3,281,688	2,943,843	337,845	772,855	660,869	71,590	40,396	996,264	950,172	46,092	1,512,569	1,332,802	179,767
Less than 40 percent	84,645	84,645	...	1,243	1,243	...	...	1,247	1,247	...	82,155	82,155	...
40 to 49 percent	101,024	101,024	...	5,622	5,622	...	...	14,701	14,701	...	80,701	80,701	...
50 to 59 percent	218,751	217,847	904	16,709	15,805	904	...	19,082	19,082	...	182,960	182,960	...
60 to 69 percent	446,084	430,307	15,777	70,459	65,151	5,308	...	26,142	26,142	...	349,483	339,014	10,469
70 to 79 percent	411,332	391,002	20,330	96,975	93,308	3,667	...	60,481	57,194	3,287	253,876	240,500	13,376
80 to 84 percent	328,623	284,845	43,778	110,163	90,079	18,226	1,858	80,651	78,793	1,858	137,809	115,973	21,836
85 to 89 percent	414,659	366,896	47,763	121,119	105,600	9,335	6,184	187,518	180,896	6,622	106,022	80,400	25,622
90 to 94 percent	392,100	331,910	60,190	127,755	116,293	1,808	9,654	153,497	144,803	8,694	110,848	70,814	40,034
95 to 99 percent	414,921	367,573	47,348	159,661	140,303	7,378	11,980	185,207	177,915	7,292	70,053	49,355	20,698
100 percent or more	469,549	367,794	101,755	63,149	27,465	24,964	10,720	267,738	249,399	18,339	138,662	90,930	47,732
Median.....percent	86	84	93	89	88	89	...	94	93	...	72	69	92
Other properties	761,164	720,491	40,673	31,768	25,098	6,670	...	23,716	23,716	...	705,680	671,677	34,003
Total Outstanding Debt as Percent of Value													
Less than 20 percent	389,712	387,904	1,808	19,378	19,378	...	...	5,621	5,621	...	364,713	362,905	1,808
20 to 29 percent	313,418	304,088	9,330	34,033	32,127	1,906	...	38,880	38,880	...	240,505	233,081	7,424
30 to 39 percent	442,044	406,706	35,338	41,979	31,679	10,300	...	66,719	63,005	3,714	333,346	312,022	21,324
40 to 49 percent	500,361	454,411	45,950	112,626	78,905	33,721	...	68,682	68,682	...	319,053	306,824	12,229
50 to 59 percent	502,876	451,657	51,219	100,938	77,010	20,262	3,666	117,442	117,442	...	284,496	257,205	27,291
60 to 69 percent	509,732	467,638	42,094	87,859	77,691	5,425	4,743	140,591	133,820	6,771	281,282	256,127	25,155
70 to 79 percent	515,521	438,761	76,760	99,760	88,492	3,101	8,167	228,505	215,410	13,095	187,256	134,859	52,397
80 to 89 percent	459,120	403,762	55,358	137,451	126,436	1,243	9,772	212,142	204,183	7,959	109,527	73,143	36,384
90 to 99 percent	312,693	276,451	36,242	144,399	133,479	1,247	9,673	110,059	100,269	9,790	58,235	42,703	15,532
100 percent or more	97,375	72,956	24,419	26,200	20,770	1,055	4,375	31,339	26,576	4,763	39,836	25,610	14,226
Median.....percent	57	56	70	71	73	48	...	73	73	...	45	43	72
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	4,021,262	3,642,744	378,518	804,623	685,967	78,260	40,396	1,018,073	971,981	46,092	2,198,566	1,984,796	213,770
Less than $5,000	547,312	511,793	35,519	26,102	18,576	5,620	1,906	11,245	11,245	...	509,965	481,972	27,993
$5,000 to $7,400	691,870	613,703	78,167	112,065	77,133	29,337	5,595	174,248	166,630	7,618	405,557	369,940	35,617
$7,500 to $9,900	785,042	673,532	111,510	186,402	144,628	26,961	14,813	264,385	250,166	14,219	334,255	278,738	55,517
$10,000 to $12,400	599,967	551,198	48,769	189,845	166,953	14,533	8,359	224,053	216,705	7,348	186,069	167,540	18,529
$12,500 to $14,900	573,629	525,492	48,137	151,044	148,391	1,809	844	236,563	228,919	7,644	186,022	148,182	37,840
$15,000 to $17,400	337,222	300,207	37,015	73,437	66,416	...	7,021	60,827	54,851	5,976	202,958	178,940	24,018
$17,500 to $19,900	136,922	127,007	9,915	33,186	31,328	...	1,858	14,108	12,630	1,478	89,628	83,049	6,579
$20,000 to $24,900	174,543	170,025	4,518	24,028	24,028	...	...	29,020	27,211	1,809	121,495	118,786	2,709
$25,000 to $34,900	128,787	123,819	4,968	7,271	7,271	...	...	3,624	3,624	...	117,892	112,924	4,968
$35,000 or more	45,968	45,968	...	1,243	1,243	...	...	...	...	...	44,725	44,725	...
Median.....dollars	10,000	10,100	9,200	11,000	11,500	7,900	...	10,700	10,700	...	8,900	8,800	9,400
Not acquired by purchase	21,590	21,590	...	...	...	...	...	1,907	1,907	...	19,683	19,683	....
Value													
Less than $5,000	321,598	302,841	18,757	11,835	8,071	1,858	1,906	7,627	7,627	...	302,136	287,143	14,993
$5,000 to $7,400	555,376	500,131	55,245	74,501	53,136	16,990	4,375	85,323	82,267	3,056	395,552	364,728	30,824
$7,500 to $9,900	658,815	560,903	97,912	137,482	112,154	14,840	10,488	224,658	209,593	15,065	296,675	239,156	57,519
$10,000 to $12,400	756,701	698,087	58,614	206,887	173,110	22,808	10,969	250,580	244,473	6,107	299,234	280,504	18,730
$12,500 to $14,900	471,718	419,867	51,851	154,402	132,149	19,318	2,935	201,134	192,155	8,979	116,182	95,563	20,619
$15,000 to $17,400	542,456	478,473	63,983	122,906	112,595	2,446	7,865	158,451	148,853	9,598	261,099	217,025	44,074
$17,500 to $19,900	185,788	177,590	8,198	35,704	35,704	...	...	42,572	41,094	1,478	107,512	100,792	6,720
$20,000 to $24,900	229,153	214,582	14,571	41,362	41,362	...	...	38,081	36,272	1,809	149,710	136,948	12,762
$25,000 to $34,900	210,233	205,106	5,127	14,112	12,254	...	1,858	11,554	11,554	...	184,567	181,298	3,269
$35,000 or more	111,014	106,754	4,260	5,432	5,432	...	...	...	...	...	105,582	101,322	4,260
Median.....dollars	11,600	11,700	10,700	12,200	12,500	10,600	...	11,900	11,900	...	11,000	11,000	10,500
Year Built													
1958 and 1959	481,967	457,493	24,474	161,506	161,506	...	...	71,176	70,945	231	249,285	225,042	24,243
1955 to 1957	874,852	803,323	71,529	121,061	116,040	...	5,021	336,751	326,460	10,291	417,040	360,823	56,217
1950 to 1954	1,113,554	977,952	135,602	264,957	204,256	36,373	24,328	375,370	353,504	21,866	473,227	420,192	53,035
1940 to 1949	853,330	775,248	78,082	203,017	161,079	36,463	5,475	171,529	163,250	8,279	478,784	450,919	27,865
1930 to 1939	247,316	217,602	29,714	31,134	25,710	3,616	1,808	20,987	17,370	3,617	195,195	174,522	20,673
1929 or earlier	471,833	432,716	39,117	22,948	17,376	1,808	3,764	44,167	42,359	1,808	404,718	372,981	31,737
Number of Mortgages on Property													
1 mortgage	3,664,334	3,664,334	...	685,967	685,967	...	...	973,888	973,888	...	2,004,479	2,004,479	...
2 mortgages	360,222	...	360,222	108,582	...	68,186	40,396	44,234	...	44,234	207,406	...	207,406
3 mortgages or more	18,296	...	18,296	10,074	...	10,074	...	1,858	...	1,858	6,364	...	6,364

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	3,963,720	3,588,962	374,758	799,715	681,059	78,260	40,396	1,004,059	957,967	46,092	2,159,946	1,949,936	210,010
Dilapidated	79,132	75,372	3,760	4,908	4,908	...	...	15,921	15,921	...	58,303	54,543	3,760
Rooms													
Less than 4 rooms	138,162	128,845	9,317	3,154	1,247	1,907	...	3,714	3,714	...	131,294	123,884	7,410
4 rooms	696,667	607,961	88,706	109,345	79,503	19,843	9,999	194,264	184,720	9,544	393,058	343,738	49,320
5 rooms	1,548,982	1,398,513	150,469	391,902	341,829	32,687	17,386	505,031	482,262	22,769	652,049	574,422	77,627
6 rooms	1,101,728	1,018,286	83,442	227,269	195,649	20,467	11,153	267,828	258,313	9,515	606,631	564,324	42,307
7 rooms	335,709	308,022	27,687	53,779	51,872	1,907	...	33,455	31,000	2,455	248,475	225,150	23,325
8 rooms or more	221,604	202,707	18,897	19,174	15,867	1,449	1,858	15,688	13,879	1,809	186,742	172,961	13,781
Median	5.3	5.3	5.1	5.2	5.3	5.0	...	5.1	5.1	...	5.4	5.4	5.1
Purchase Price as Percent of Value													
Acquired by purchase	4,021,262	3,642,744	378,518	804,623	685,967	78,260	40,396	1,018,073	971,981	46,092	2,198,566	1,984,796	213,770
Purchased 1957 to 1960	1,600,817	1,432,835	167,982	415,282	376,551	8,113	30,618	345,776	322,349	23,427	839,759	733,935	105,824
Less than 80 percent	174,536	153,579	20,957	13,687	10,752	...	2,935	17,006	17,006	...	143,843	125,821	18,022
80 to 89 percent	271,411	255,997	15,414	48,722	45,567	1,907	1,248	42,807	39,541	3,266	179,882	170,889	8,993
90 to 94 percent	240,729	208,072	32,657	82,926	74,967	...	7,959	55,197	51,854	3,343	102,606	81,251	21,355
95 to 99 percent	232,984	211,366	21,618	109,674	98,708	3,101	7,865	49,116	48,081	1,035	74,194	64,577	9,617
100 percent or more	681,157	603,821	77,336	160,273	146,557	3,105	10,611	181,650	165,867	15,783	339,234	291,397	47,837
Median.....percent..	97	97	98	98	98	...	...	100+	100+	...	95	94	97
Purchased 1950 to 1956	1,915,746	1,738,833	176,913	299,698	242,299	47,621	9,778	617,117	596,310	20,807	998,931	900,224	98,707
Less than 60 percent	130,260	123,028	7,232	4,861	4,861	...	...	18,482	18,482	...	106,917	99,685	7,232
60 to 79 percent	398,085	345,663	52,422	79,707	48,873	29,587	1,247	107,289	101,809	5,480	211,089	194,981	16,108
80 to 89 percent	485,848	432,172	53,676	85,879	76,352	4,053	5,474	183,769	177,627	6,142	216,200	178,193	38,007
90 to 99 percent	439,729	401,246	38,483	66,165	54,651	10,266	1,248	178,535	172,967	5,568	195,029	173,628	21,401
100 percent or more	461,824	436,724	25,100	63,086	57,562	3,715	1,809	129,042	125,425	3,617	269,696	253,737	15,959
Median.....percent..	89	89	85	88	89	...	...	90	90	...	88	89	87
Purchased 1949 or earlier	504,699	471,076	33,623	89,643	67,117	22,526	...	55,180	53,322	1,858	359,876	350,637	9,239
Less than 40 percent	86,320	82,654	3,666	3,616	3,616	...	...	...	...	...	82,704	79,038	3,666
40 to 59 percent	112,470	108,854	3,616	16,189	14,381	1,808	...	3,716	3,716	...	92,565	90,757	1,808
60 to 79 percent	145,805	129,006	16,799	37,019	23,985	13,034	...	18,429	16,571	1,858	90,357	88,450	1,907
80 to 99 percent	105,297	96,810	8,487	28,148	21,519	6,629	...	25,653	25,653	...	51,496	49,638	1,858
100 percent or more	54,807	53,752	1,055	4,671	3,616	1,055	...	7,382	7,382	...	42,754	42,754	...
Median.....percent..	67	67	...	74	73	...	...	84	85	...	61	61	...
Not acquired by purchase	21,590	21,590	...	...	...	...	...	1,907	1,907	...	19,683	19,683	...
Property Location													
Inside SMSA's	2,543,350	2,296,308	247,042	586,894	500,622	53,262	33,010	761,893	716,032	45,861	1,194,563	1,079,654	114,909
Inside central city	1,197,855	1,059,175	138,680	276,241	218,786	42,029	15,426	295,784	277,963	17,821	625,830	562,426	63,404
Outside central city	1,345,495	1,237,133	108,362	310,653	281,836	11,233	17,584	466,109	438,069	28,040	568,733	517,228	51,505
Outside SMSA's	1,499,502	1,368,026	131,476	217,729	185,345	24,998	7,386	258,087	257,856	231	1,023,686	924,825	98,861
Real Estate Tax													
Acquired before 1959	3,363,231	3,064,820	298,411	595,201	499,603	75,155	20,443	906,344	869,241	37,103	1,861,686	1,695,976	165,710
Less than $50	970,573	878,279	92,294	121,938	89,658	29,174	3,106	163,529	158,084	5,445	685,106	630,537	54,569
$50 to $99	777,112	688,852	88,260	161,989	129,244	24,684	8,061	234,255	219,522	14,733	380,868	340,086	40,782
$100 to $149	593,430	539,966	53,464	163,510	137,910	19,488	6,112	196,071	190,385	5,686	233,849	211,671	22,178
$150 to $199	422,536	380,248	42,288	77,237	73,108	1,809	2,320	176,148	168,576	7,572	169,151	138,564	30,587
$200 to $249	223,754	214,878	8,876	32,586	31,742	...	844	80,332	78,474	1,858	110,836	104,662	6,174
$250 to $299	143,430	139,718	3,712	23,847	23,847	...	...	36,239	36,239	...	83,344	79,632	3,712
$300 to $499	170,501	160,984	9,517	14,094	14,094	...	...	19,770	17,961	1,809	136,637	128,929	7,708
$500 or more	61,895	61,895	...	...	...	...	...	...	...	...	61,895	61,895	...
Median.....dollars..	96	97	82	104	111	67	...	114	115	...	82	82	85
Acquired 1959 and 1960 (part)	679,621	599,514	80,107	209,422	186,364	3,105	19,953	113,636	104,647	8,989	356,563	308,503	48,060
Real Estate Tax per $1,000 Value													
Acquired before 1959	3,363,231	3,064,820	298,411	595,201	499,603	75,155	20,443	906,344	869,241	37,103	1,861,686	1,695,976	165,710
Less than $5	935,095	857,643	77,452	139,573	109,151	27,316	3,106	181,931	177,047	4,884	613,591	571,445	42,146
$5 to $9	939,363	843,900	95,463	192,054	171,548	16,204	4,302	204,224	194,402	9,822	543,085	477,950	65,135
$10 to $14	886,043	790,928	95,115	175,112	139,590	24,977	10,545	343,798	326,877	16,921	367,133	324,461	42,672
$15 to $19	368,528	348,156	20,372	48,131	40,038	5,603	2,490	125,902	122,235	3,667	194,495	185,883	8,612
$20 to $24	121,703	116,233	5,470	19,825	19,825	...	...	27,712	25,903	1,809	74,166	70,505	3,661
$25 to $29	58,944	54,405	4,539	6,044	4,989	1,055	...	16,714	16,714	...	36,186	32,702	3,484
$30 to $39	37,751	37,751	...	14,462	14,462	...	...	3,200	3,200	...	20,089	20,089	...
$40 or more	15,804	15,804	...	...	...	...	...	2,863	2,863	...	12,941	12,941	...
Median.....dollars..	9	9	9	9	9	8	...	11	11	...	8	8	8
Acquired 1959 and 1960 (part)	679,621	599,514	80,107	209,422	186,364	3,105	19,953	113,636	104,647	8,989	356,563	308,503	48,060

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	1,898,611	1,784,990	113,621	397,049	363,067	29,805	4,177	512,294	505,352	6,942	989,268	916,571	72,697
1959 and 1960 (part)	254,402	242,111	12,291	91,156	91,156	...	...	39,065	38,834	231	124,181	112,121	12,060
1957 and 1958	397,099	368,503	28,596	84,820	81,890	...	2,930	54,743	54,743	...	257,536	231,870	25,666
1955 and 1956	426,197	404,387	21,810	57,774	57,774	...	...	193,840	191,442	2,398	174,583	155,171	19,412
1950 to 1954	586,536	552,715	33,821	106,947	89,282	16,418	1,247	198,935	196,480	2,455	280,654	266,953	13,701
1945 to 1949	178,888	161,785	17,103	43,831	30,444	13,387	...	25,711	23,853	1,858	109,346	107,488	1,858
1940 to 1944	35,057	35,057	...	12,521	12,521	...	...	...	...	...	22,536	22,536	...
1939 or earlier	20,432	20,432	...	...	...	...	...	...	...	...	20,432	20,432	...
Previously occupied	2,144,241	1,879,344	264,897	407,574	322,900	48,455	36,219	507,686	468,536	39,150	1,228,981	1,087,908	141,073
1959 and 1960 (part)	425,219	357,403	67,816	118,266	95,208	3,105	19,953	74,571	65,813	8,758	232,382	196,382	36,000
1957 and 1958	527,911	468,632	59,279	121,040	108,297	5,008	7,735	177,397	162,959	14,438	229,474	197,376	32,098
1955 and 1956	359,531	308,863	50,668	47,136	36,895	8,432	1,809	119,074	112,402	6,672	193,321	159,566	33,755
1950 to 1954	547,247	476,633	70,614	87,841	58,348	22,771	6,722	107,175	97,893	9,282	352,231	320,392	31,839
1945 to 1949	183,022	171,976	11,046	25,909	18,578	7,331	...	29,469	29,469	...	127,644	123,929	3,715
1940 to 1944	69,248	63,774	5,474	5,524	3,716	1,808	...	...	...	...	63,724	60,058	3,666
1939 or earlier	32,063	32,063	...	1,858	1,858	...	...	...	...	...	30,205	30,205	...
Manner of Acquisition													
By purchase or construction	4,021,262	3,642,744	378,518	804,623	685,967	78,260	40,396	1,018,073	971,981	46,092	2,198,566	1,984,796	213,770
Made new mortgage	3,120,463	2,903,665	216,798	616,166	574,106	33,422	8,638	701,163	688,652	12,511	1,803,134	1,640,907	162,227
Assumed mortgage from former owner	668,770	603,185	65,585	148,021	108,195	39,826	...	290,021	282,053	7,968	230,728	212,937	17,791
Assumed mortgage from former owner, made new second mortgage	100,159	9,361	90,798	36,770	...	5,012	31,758	26,889	1,276	25,613	36,500	8,085	28,415
Borrowed, other than mortgage	64,572	61,088	3,484	1,808	1,808	...	...	...	...	...	62,764	59,280	3,484
All cash	67,298	65,445	1,853	1,858	1,858	...	...	...	...	...	65,440	63,587	1,853
Not by purchase	21,590	21,590	...	...	...	...	...	1,907	1,907	...	19,683	19,683	...
Gift or inheritance	21,590	21,590	...	...	...	...	...	1,907	1,907	...	19,683	19,683	...
Other	...	...	...	...	...	...	...	...	...	...	...	...	...
Monthly Housing Costs													
Acquired before 1959	3,363,231	3,064,820	298,411	595,201	499,603	75,155	20,443	906,344	869,241	37,103	1,861,686	1,695,976	165,710
Less than $30	31,837	31,837	...	...	...	...	...	...	...	...	31,837	31,837	...
$30 to $39	51,958	50,105	1,853	3,715	3,715	...	...	3,150	3,150	...	45,093	43,240	1,853
$40 to $49	84,967	83,109	1,858	13,003	11,145	1,858	...	3,719	3,719	...	68,245	68,245	...
$50 to $59	248,968	232,525	16,443	32,990	22,115	10,875	...	59,137	57,329	1,808	156,841	153,081	3,760
$60 to $69	333,660	309,418	24,242	85,256	65,904	17,446	1,906	79,152	79,152	...	169,252	164,362	4,890
$70 to $79	426,994	387,461	39,533	89,106	66,493	20,760	1,853	143,797	141,939	1,858	194,091	179,029	15,062
$80 to $89	471,501	423,583	47,918	73,597	63,839	6,703	3,055	151,586	143,967	7,619	246,318	215,777	30,541
$90 to $99	408,425	384,653	23,772	79,205	65,869	10,230	3,106	160,958	159,150	1,808	168,262	159,634	8,628
$100 to $119	530,819	480,204	50,615	100,954	89,416	3,667	7,871	205,841	200,591	5,250	224,024	190,197	33,827
$120 to $149	414,924	360,859	54,065	93,786	87,518	3,616	2,652	84,407	68,703	15,704	236,731	204,638	32,093
$150 to $199	268,353	244,256	24,097	23,589	23,589	...	...	12,788	11,541	1,247	231,976	209,126	22,850
$200 or more	90,825	76,810	14,015	...	...	...	...	1,809	...	1,809	89,016	76,810	12,206
Median.....dollars..	91	90	97	90	93	74	...	91	90	...	91	90	111
Acquired 1959 and 1960 (part)	679,621	599,514	80,107	209,422	186,364	3,105	19,953	113,636	104,647	8,989	356,563	308,503	48,060
Annual Housing Costs as Percent of Income													
Acquired before 1959	3,363,231	3,064,820	298,411	595,201	499,603	75,155	20,443	906,344	869,241	37,103	1,861,686	1,695,976	165,710
Less than 5 percent	10,716	10,716	...	3,282	3,282	...	...	1,907	1,907	...	5,527	5,527	...
5 to 9 percent	226,104	211,890	14,214	45,403	31,189	14,214	...	47,556	47,556	...	133,145	133,145	...
10 to 14 percent	808,466	751,124	57,342	152,980	125,446	23,230	4,304	307,124	304,037	3,087	348,362	321,641	26,721
15 to 19 percent	894,512	829,828	64,684	182,017	162,635	16,891	2,491	252,528	240,282	12,246	459,967	426,911	33,056
20 to 24 percent	671,074	613,007	58,067	109,130	93,984	9,677	5,469	172,444	165,266	7,178	389,500	353,757	35,743
25 to 29 percent	301,120	256,601	44,519	33,325	31,404	...	1,921	55,257	47,368	7,889	212,538	177,829	34,709
30 to 34 percent	141,699	117,507	24,192	25,077	17,011	1,808	6,258	34,530	27,827	6,703	82,092	72,669	9,423
35 to 39 percent	61,738	53,773	7,965	17,550	11,831	5,719	...	12,625	12,625	...	31,563	29,317	2,246
40 percent or more	247,802	220,374	27,428	26,437	22,821	3,616	...	22,373	22,373	...	198,992	175,180	23,812
Median.....percent..	19	18	21	18	18	15	...	17	17	...	20	20	23
Acquired 1959 and 1960 (part)	679,621	599,514	80,107	209,422	186,364	3,105	19,953	113,636	104,647	8,989	356,563	308,503	48,060
Income[1]													
Less than $2,000	249,914	240,632	9,282	22,116	20,308	1,808	...	10,134	10,134	...	217,664	210,190	7,474
$2,000 to $2,999	223,545	197,860	25,685	38,374	23,417	9,385	5,572	39,445	39,445	...	145,726	134,998	10,728
$3,000 to $3,999	328,283	283,066	45,217	49,861	34,439	11,042	4,380	56,391	50,867	5,524	222,031	197,760	24,271
$4,000 to $4,999	509,875	459,157	50,718	114,063	100,619	7,261	6,183	136,062	130,346	5,716	259,750	228,192	31,558
$5,000 to $5,999	625,886	566,735	59,151	110,073	95,075	9,462	5,536	206,060	191,353	14,707	309,753	280,307	29,446
$6,000 to $6,999	529,805	494,608	35,197	113,062	106,750	6,312	...	149,273	146,442	2,831	267,470	241,416	26,054
$7,000 to $7,999	388,890	340,535	48,355	101,156	85,390	11,467	4,299	105,961	101,216	4,745	181,773	153,929	27,844
$8,000 to $8,999	326,680	292,840	33,840	71,416	55,694	6,210	9,512	97,903	92,711	5,192	157,361	144,435	12,926
$9,000 to $9,999	252,657	234,384	18,273	59,296	52,062	5,425	1,809	90,316	88,507	1,809	103,045	93,815	9,230
$10,000 to $11,999	291,681	267,596	24,085	70,715	64,558	3,052	3,105	80,319	74,751	5,568	140,647	128,287	12,360
$12,000 to $14,999	136,950	128,782	8,168	25,669	24,391	1,278	...	38,104	38,104	...	73,177	66,287	6,890
$15,000 or more	178,686	158,139	20,547	28,822	23,264	5,558	...	10,012	10,012	...	139,852	124,863	14,989
Median.....dollars..	6,200	6,200	6,000	6,600	6,600	6,000	...	6,400	6,400	...	5,900	5,800	6,100
Age of Head													
Under 25 years	76,593	61,763	14,830	28,481	24,374	4,107	...	6,866	5,619	1,247	41,246	31,770	9,476
25 to 34 years	1,181,001	1,055,576	125,425	252,886	216,378	21,920	14,588	376,817	356,245	20,572	551,298	482,953	68,345
35 to 44 years	1,286,823	1,166,818	120,005	273,419	233,397	28,948	11,074	452,116	436,424	15,692	561,288	496,997	64,291
45 to 64 years	1,264,532	1,154,998	109,534	233,909	199,604	19,571	14,734	154,437	145,856	8,581	876,186	809,538	66,648
65 years and over	233,903	225,179	8,724	15,928	12,214	3,714	...	29,744	29,744	...	188,231	183,221	5,010
Median	41	41	39	39	39	40	...	38	38	...	44	45	40

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	3,532,545	3,194,866	337,679	710,829	610,220	63,268	37,341	939,011	892,919	46,092	1,882,705	1,691,727	190,978
Under 45 years	2,322,063	2,091,868	230,195	509,154	444,756	39,983	24,415	795,781	758,270	37,511	1,017,128	888,842	128,286
With own children under 18	2,027,533	1,841,297	186,236	428,360	381,984	33,358	13,018	711,315	677,944	33,371	887,858	781,369	106,489
No own children under 18	294,530	250,571	43,959	80,794	62,772	6,625	11,397	84,466	80,326	4,140	129,270	107,473	21,797
45 to 64 years	1,064,940	966,180	98,760	194,165	161,668	19,571	12,926	133,801	125,220	8,581	736,974	679,292	57,682
With own children under 18	474,618	424,731	49,887	87,578	69,760	10,997	6,821	69,686	64,771	4,915	317,354	290,200	27,154
No own children under 18	590,322	541,449	48,873	106,587	91,908	8,574	6,105	64,115	60,449	3,666	419,620	389,092	30,528
65 years and over	145,542	136,818	8,724	7,510	3,796	3,714	...	9,429	9,429	...	128,603	123,593	5,010
Other households with 2 or more persons	363,717	341,582	22,135	48,978	44,016	3,715	1,247	56,814	56,814	...	257,925	240,752	17,173
Under 65 years	297,868	275,733	22,135	40,560	35,598	3,715	1,247	41,346	41,346	...	215,962	198,789	17,173
65 years and over	65,849	65,849	...	8,418	8,418	...	...	15,468	15,468	...	41,963	41,963	...
Households with 1 person	146,590	127,886	18,704	44,816	31,731	11,277	1,808	24,155	24,155	...	77,619	72,000	5,619
Under 65 years	124,078	105,374	18,704	44,816	31,731	11,277	1,808	19,308	19,308	...	59,954	54,335	5,619
65 years and over	22,512	22,512	...	...	...	...	...	4,847	4,847	...	17,665	17,665	...
Color of Head													
White	3,744,385	3,418,014	326,371	775,087	667,328	71,030	36,729	988,206	943,972	44,234	1,981,092	1,806,714	174,378
Nonwhite	298,467	246,320	52,147	29,536	18,639	7,230	3,667	31,774	29,916	1,858	237,157	197,765	39,392
Persons													
1 person	146,590	127,886	18,704	44,816	31,731	11,277	1,808	24,155	24,155	...	77,619	72,000	5,619
2 persons	845,231	765,481	79,750	148,954	119,820	11,632	17,502	151,750	145,752	5,998	544,527	499,909	44,618
3 persons	844,323	763,484	80,839	183,819	155,648	21,966	6,205	185,134	179,807	5,327	475,370	428,029	47,341
4 persons	1,164,163	1,074,031	90,132	225,546	202,356	14,299	8,891	423,506	410,542	12,964	515,111	461,133	53,978
5 persons	513,760	451,400	62,360	123,023	105,006	12,027	5,990	122,866	110,833	12,033	267,871	235,561	32,310
6 persons or more	528,785	482,052	46,733	78,465	71,406	7,059	...	112,569	102,799	9,770	337,751	307,847	29,904
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	1,600,817	1,432,835	167,982	415,282	376,551	8,113	30,618	345,776	322,349	23,427	839,759	733,935	105,824
Less than 1.0	107,726	95,480	12,246	8,922	7,674	...	1,248	9,113	9,113	...	89,691	78,693	10,998
1.0 to 1.4	375,506	344,003	31,503	85,173	82,687	...	2,486	112,913	109,026	3,887	177,420	152,290	25,130
1.5 to 1.9	398,880	342,386	56,494	122,386	103,493	5,008	13,885	84,968	79,206	5,762	191,526	159,687	31,839
2.0 to 2.4	370,544	333,014	37,530	123,286	111,692	3,105	8,489	80,076	72,519	7,557	167,182	148,803	18,379
2.5 to 2.9	153,218	135,941	17,277	44,176	43,332	...	844	29,597	24,623	4,974	79,445	67,986	11,459
3.0 to 3.4	47,494	43,951	3,543	14,658	14,658	...	...	8,414	7,167	1,247	24,422	22,126	2,296
3.5 to 3.9	46,055	46,055	...	5,954	5,954	...	...	10,722	10,722	...	29,379	29,379	...
4.0 or more	101,394	92,005	9,389	10,727	7,061	...	3,666	9,973	9,973	...	80,694	74,971	5,723
Median.....ratio..	1.9	1.9	1.9	2.0	2.0	...	...	1.8	1.8	...	1.9	1.9	1.8
Other properties	2,442,035	2,231,499	210,536	389,341	309,416	70,147	9,778	674,204	651,539	22,665	1,378,490	1,270,544	107,946
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	4,024,964	3,646,446	378,518	804,623	685,967	78,260	40,396	1,019,980	973,888	46,092	2,200,361	1,986,591	213,770
Less than 5 percent	207,769	174,618	33,151	55,409	31,441	22,721	1,247	24,719	22,863	1,856	127,641	120,314	7,327
5 to 9 percent	1,368,031	1,225,977	142,054	312,686	263,285	38,944	10,457	474,822	457,432	17,390	580,523	505,260	75,263
10 to 14 percent	1,432,799	1,286,082	146,717	296,173	264,731	7,260	24,182	382,569	358,943	23,626	754,057	662,408	91,649
15 to 19 percent	475,943	453,637	22,306	91,902	89,250	1,808	844	87,820	84,600	3,220	296,221	279,787	16,434
20 to 24 percent	238,214	220,534	17,680	22,257	14,680	5,719	1,858	31,401	31,401	...	184,556	174,453	10,103
25 to 29 percent	97,995	92,252	5,743	4,895	3,087	...	1,808	4,777	4,777	...	88,323	84,388	3,935
30 to 34 percent	51,975	44,772	7,203	4,292	4,292	...	...	3,738	3,738	...	43,945	36,742	7,203
35 to 39 percent	42,811	40,955	1,856	2,371	2,371	...	...	2,019	2,019	...	38,421	36,565	1,856
40 percent or more	109,427	107,619	1,808	14,638	12,830	1,808	...	8,115	8,115	...	86,674	86,674	...
Median.....percent..	12	12	10	11	11	7	...	10	10	...	13	13	11
No regular payments required	17,888	17,888	...	...	...	...	...	...	...	...	17,888	17,888	...
Real Estate Tax as Percent of Income													
Acquired before 1959	3,363,231	3,064,820	298,411	595,201	499,603	75,155	20,443	906,344	869,241	37,103	1,861,686	1,695,976	165,710
Less than 1.0 percent	982,033	888,870	93,163	144,150	112,431	29,224	2,495	189,480	185,843	3,637	648,403	590,596	57,807
1.0 to 1.9 percent	1,072,667	962,139	110,528	210,125	170,920	29,382	9,823	363,707	347,582	16,125	498,835	443,637	55,198
2.0 to 2.9 percent	633,428	574,566	58,862	141,009	125,982	10,070	4,957	166,904	153,827	13,077	325,515	294,757	30,758
3.0 to 3.9 percent	339,874	320,268	19,606	53,987	49,203	2,863	1,921	127,718	123,454	4,264	158,169	147,611	10,558
4.0 to 4.9 percent	142,215	132,502	9,713	21,691	18,636	1,808	1,247	28,644	28,644	...	91,880	85,222	6,658
5.0 to 7.4 percent	97,235	95,988	1,247	7,586	7,586	...	...	19,363	19,363	...	70,286	69,039	1,247
7.5 to 9.9 percent	29,110	25,626	3,484	5,007	5,007	...	...	4,987	4,987	...	19,116	15,632	3,484
10 percent or more	66,669	64,861	1,808	11,646	9,838	1,808	...	5,541	5,541	...	49,482	49,482	...
Median.....percent..	1.7	1.7	1.5	1.7	1.8	1.3	...	1.7	1.7	...	1.6	1.6	1.5
Acquired 1959 and 1960 (part)	679,621	599,514	80,107	209,422	186,364	3,105	19,953	113,636	104,647	8,989	356,563	308,503	48,060
Veteran Status													
Korean War service	645,708	600,049	45,659	133,076	120,807	4,861	7,408	296,366	289,976	6,390	216,266	189,266	27,000
Korean War service only	368,059	341,478	26,581	44,174	40,381	...	3,793	180,844	176,949	3,895	143,041	124,148	18,893
Korean War and other service	277,649	258,571	19,078	88,902	80,426	4,861	3,615	115,522	113,027	2,495	73,225	65,118	8,107
Other service	1,644,012	1,476,158	167,854	328,683	256,334	55,451	16,898	558,123	532,898	25,225	757,206	686,926	70,280
With World War II service	1,454,128	1,308,886	145,242	260,092	200,680	52,641	6,771	534,278	509,053	25,225	659,758	599,153	60,605
No World War II service	189,884	167,272	22,612	68,591	55,654	2,810	10,127	23,845	23,845	...	97,448	87,773	9,675
Nonveteran	1,753,132	1,588,127	165,005	342,864	308,826	17,948	16,090	165,491	151,014	14,477	1,244,777	1,128,287	116,490

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	28,826,856	26,441,453	2,385,403	6,755,087	6,120,561	340,285	294,241	8,530,130	8,179,318	350,812	13,541,639	12,141,574	1,400,065
Average first mortgage debt	6.8	6.9	5.8	8.3	8.8	4.2	7.3	8.2	8.3	7.4	5.7	5.7	5.9
First mortgage debt on 1-dwelling-unit properties	27,637,806	25,446,881	2,190,925	6,690,650	6,070,311	326,098	294,241	8,417,905	8,071,793	346,112	12,529,251	11,304,777	1,224,474
Average first mortgage debt	6.8	6.9	5.8	8.3	8.8	4.2	7.3	8.3	8.3	7.5	5.6	5.6	5.7
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	137,797	130,609	7,188	...	...	...	...	2,288	2,288	...	135,509	128,321	7,188
$2,000 to $3,999	1,191,692	1,060,808	130,884	72,952	36,504	24,985	11,463	37,737	34,211	3,526	1,081,003	990,093	90,910
$4,000 to $5,999	2,222,080	1,780,868	441,212	406,813	258,394	110,498	37,921	360,669	299,474	61,195	1,454,598	1,223,000	231,598
$6,000 to $7,999	3,431,957	3,044,287	387,670	877,396	675,452	118,448	83,496	1,120,873	1,084,291	36,582	1,433,688	1,284,544	149,144
$8,000 to $9,999	4,548,108	4,132,084	416,024	1,263,700	1,164,280	60,695	38,725	1,564,442	1,507,068	57,374	1,719,966	1,460,736	259,230
$10,000 to $11,999	4,966,541	4,649,072	317,469	1,070,872	1,059,400	11,472	...	2,379,364	2,269,191	110,173	1,516,305	1,320,481	195,824
$12,000 to $13,999	4,562,260	4,218,503	343,757	1,382,087	1,259,451	...	122,636	1,824,376	1,763,609	60,767	1,355,797	1,195,443	160,354
$14,000 to $15,999	2,578,368	2,510,491	67,877	881,178	881,178	...	...	564,469	547,974	16,495	1,132,721	1,081,339	51,382
$16,000 to $19,999	2,285,251	2,273,357	11,894	692,824	692,824	...	...	451,240	451,240	...	1,141,187	1,129,293	11,894
$20,000 to $24,999	1,030,329	1,010,863	19,466	42,828	42,828	...	...	112,447	112,447	...	875,054	855,588	19,466
$25,000 or more	683,423	635,939	47,484	...	...	...	...	...	...	...	683,423	635,939	47,484
First Mortgage Outstanding Debt													
Less than $2,000	722,618	664,572	58,046	37,476	23,561	13,915	...	31,959	28,433	3,526	653,183	612,578	40,605
$2,000 to $3,999	2,221,068	1,877,149	343,919	368,124	233,379	123,282	11,463	249,701	245,056	4,645	1,603,243	1,398,714	204,529
$4,000 to $5,999	3,164,242	2,708,598	455,644	787,077	569,341	149,963	67,773	817,833	733,825	84,008	1,559,332	1,405,432	153,900
$6,000 to $7,999	3,981,714	3,623,065	358,649	746,252	646,294	27,466	72,492	1,563,529	1,546,050	17,479	1,671,933	1,430,721	241,212
$8,000 to $9,999	4,838,816	4,416,774	422,042	1,178,072	1,146,723	11,472	19,877	1,871,469	1,760,102	111,367	1,789,275	1,509,949	279,326
$10,000 to $11,999	4,330,322	4,095,428	234,894	800,746	800,746	...	...	1,946,281	1,857,019	89,262	1,583,295	1,437,663	145,632
$12,000 to $13,999	3,640,475	3,412,507	227,968	1,501,471	1,378,835	...	122,636	1,202,051	1,166,226	35,825	936,953	867,446	69,507
$14,000 to $15,999	1,939,294	1,928,375	10,919	725,515	725,515	...	...	410,292	410,292	...	803,487	792,568	10,919
$16,000 to $19,999	1,759,498	1,728,138	31,360	521,297	521,297	...	...	307,062	307,062	...	931,139	899,779	31,360
$20,000 to $24,999	619,384	571,900	47,484	24,620	24,620	...	...	17,728	17,728	...	577,036	529,552	47,484
$25,000 or more	420,375	420,375	...	...	...	...	...	...	...	...	420,375	420,375	...
Term of First Mortgage													
Indefinite	69,165	61,727	7,438	...	...	...	...	...	...	...	69,165	61,727	7,438
On demand	102,911	102,911	...	...	...	...	...	...	...	...	102,911	102,911	...
Less than 8 years	976,573	955,102	21,471	13,753	13,753	...	...	...	...	...	962,820	941,349	21,471
8 to 12 years	2,540,047	2,229,822	310,225	181	181	...	...	12,649	12,649	...	2,527,217	2,216,992	310,225
13 to 17 years	2,903,856	2,620,877	282,979	41,159	41,159	...	...	43,169	43,169	...	2,819,528	2,536,549	282,979
18 to 22 years	7,752,990	7,092,834	660,156	1,416,002	1,296,598	53,728	65,676	1,346,339	1,299,713	46,626	4,990,649	4,496,523	494,126
23 to 27 years	8,764,218	8,001,340	762,878	3,230,011	2,761,149	240,297	228,565	4,644,468	4,458,687	185,781	889,739	781,504	108,235
28 to 32 years	4,465,831	4,320,053	145,778	1,927,520	1,895,447	32,073	...	2,371,280	2,257,575	113,705	167,031	167,031	...
33 years or more	62,215	62,215	...	62,024	62,024	...	...	...	...	...	191	191	...
Interest Rate of First Mortgage													
Less than 4.0 percent	117,378	117,378	...	...	...	...	...	7,067	7,067	...	110,311	110,311	...
4.0 percent	2,009,038	1,777,551	231,487	171,049	92,167	70,521	8,361	1,602,069	1,449,464	152,605	235,920	235,920	...
4.1 to 4.4 percent	534,613	393,377	141,236	512,742	371,506	94,686	46,550	...	...	...	21,871	21,871	...
4.5 percent	8,382,093	7,791,160	590,933	2,033,299	1,672,568	160,891	199,840	5,722,616	5,532,228	190,388	626,178	586,364	39,814
4.6 to 4.9 percent	1,181,559	1,181,559	...	...	...	...	...	723,456	723,456	...	458,103	458,103	...
5.0 percent	3,023,329	2,836,799	186,530	349,125	320,573	...	28,552	46,725	46,725	...	2,627,479	2,469,501	157,978
5.1 to 5.4 percent	3,644,563	3,623,451	21,112	3,060,717	3,049,779	...	10,938	315,972	312,853	3,119	267,874	260,819	7,055
5.5 percent	1,435,062	1,281,964	153,098	11,609	11,609	...	...	...	...	...	1,423,453	1,270,355	153,098
5.6 to 5.9 percent	1,025,589	1,025,589	...	552,109	552,109	...	...	...	...	...	473,480	473,480	...
6.0 percent	5,211,425	4,516,179	695,246	...	...	...	...	...	...	...	5,211,425	4,516,179	695,246
6.1 to 6.9 percent	572,294	503,078	69,216	...	...	...	...	...	...	...	572,294	503,078	69,216
7.0 percent	192,747	158,236	34,511	...	...	...	...	...	...	...	192,747	158,236	34,511
7.1 to 7.9 percent	70,218	38,122	32,096	...	...	...	...	...	...	...	70,218	38,122	32,096
8.0 percent or more	237,898	202,438	35,460	...	...	...	...	...	...	...	237,898	202,438	35,460
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	7,178,206	6,585,500	592,706	2,475,059	2,279,284	18,347	177,428	1,239,609	1,165,651	73,958	3,463,538	3,140,565	322,973
1958	4,955,879	4,667,305	288,574	1,388,879	1,366,499	7,437	14,943	1,233,407	1,181,469	51,938	2,333,593	2,119,337	214,256
1957	3,586,185	3,216,886	369,299	790,253	732,651	9,558	48,044	930,591	853,190	57,401	1,885,341	1,631,045	254,296
1955 and 1956	6,226,961	5,832,336	394,625	783,394	727,302	43,429	12,663	2,906,753	2,836,832	69,921	2,536,814	2,268,202	268,612
1950 to 1954	5,140,869	4,679,679	461,190	992,150	780,564	170,423	41,163	1,961,624	1,873,375	88,249	2,187,095	2,025,740	161,355
1945 to 1949	519,996	435,465	84,531	240,632	163,728	76,904	...	165,921	161,276	4,645	113,443	110,461	2,982
1940 to 1944	26,094	26,094	...	20,283	20,283	...	...	...	...	...	5,811	5,811	...
1939 or earlier	3,616	3,616	...	...	...	...	...	...	...	...	3,616	3,616	...
Method of Payment of First Mortgage													
Regular payments required	27,581,647	25,390,722	2,190,925	6,690,650	6,070,311	326,098	294,241	8,417,905	8,071,793	346,112	12,473,092	11,248,618	1,224,474
Interest and principal	27,253,051	25,067,635	2,185,416	6,690,650	6,070,311	326,098	294,241	8,417,905	8,071,793	346,112	12,144,496	10,925,531	1,218,965
Interest only	283,235	277,726	5,509	...	...	...	...	...	...	...	283,235	277,726	5,509
Principal only	45,361	45,361	...	...	...	...	...	...	...	...	45,361	45,361	...
No regular payments required	56,159	56,159	...	...	...	...	...	...	...	...	56,159	56,159	...

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	27,581,647	25,390,722	2,190,925	6,690,650	6,070,311	326,098	294,241	8,417,905	8,071,793	346,112	12,473,092	11,248,618	1,224,474
Less than $30	525,827	421,330	104,497	156,411	82,308	74,103	...	52,223	48,697	3,526	317,193	290,325	26,868
$30 to $39	1,675,181	1,315,594	359,587	557,249	356,926	144,664	55,659	518,530	449,014	69,516	599,402	509,654	89,748
$40 to $49	3,573,582	3,103,410	270,172	798,456	671,103	72,907	54,446	1,603,546	1,546,241	57,305	971,580	886,066	85,514
$50 to $59	4,523,467	4,178,257	345,210	1,181,009	1,085,085	34,424	61,500	1,818,768	1,749,959	68,809	1,523,690	1,343,213	180,477
$60 to $69	4,409,253	4,554,652	354,601	973,727	973,727	...	...	2,240,808	2,193,538	47,270	1,694,718	1,387,387	307,331
$70 to $79	3,631,355	3,298,975	332,880	1,124,120	1,025,638	...	98,482	1,263,025	1,182,558	80,467	1,244,710	1,090,779	153,931
$80 to $89	2,774,593	2,647,297	127,296	991,226	967,072	...	24,154	564,818	545,599	19,219	1,218,549	1,134,626	83,923
$90 to $99	1,602,436	1,520,631	81,805	480,460	480,460	...	...	100,091	100,091	...	1,021,885	940,080	81,805
$100 to $119	2,265,301	2,125,892	139,409	427,113	427,113	...	...	228,087	228,087	...	1,610,101	1,470,692	139,409
$120 to $149	1,071,956	1,043,972	27,984	879	879	...	...	28,009	28,009	...	1,043,068	1,015,084	27,984
$150 to $199	668,761	621,277	47,484	...	...	...	...	...	...	...	668,761	621,277	47,484
$200 or more	559,435	559,435	...	...	...	...	...	...	...	...	559,435	559,435	...
No regular payments required	56,159	56,159	...	...	...	...	...	...	...	...	56,159	56,159	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	26,067,347	24,009,077	2,058,270	6,431,165	5,823,294	319,947	287,924	8,096,740	7,769,808	326,932	11,539,442	10,415,975	1,123,467
Delinquent	1,514,300	1,381,645	132,655	259,485	247,017	6,151	6,317	321,165	301,985	19,180	933,650	832,643	101,007
No regular payments required	56,159	56,159	...	...	...	...	...	...	...	...	56,159	56,159	...
Holder of First Mortgage													
Commercial bank or trust company, own account	1,940,374	1,830,786	109,588	339,229	319,622	19,607	...	422,182	358,210	63,972	1,178,963	1,152,954	26,009
Commercial bank or trust company, trust account	160,128	140,962	19,166	89,258	70,092	...	19,166	9,763	9,763	...	61,107	61,107	...
Mutual savings bank	2,847,939	2,617,301	230,638	1,096,867	985,591	12,575	98,701	1,591,385	1,520,868	70,517	159,687	110,842	48,845
Savings and loan association	8,526,874	7,544,842	982,032	760,879	709,447	36,035	15,397	1,658,000	1,539,198	118,802	6,107,995	5,296,197	811,798
Life insurance company	9,358,768	8,763,423	595,345	3,565,928	3,177,649	235,663	152,616	3,310,859	3,274,479	36,380	2,481,981	2,311,295	170,686
Mortgage company	599,296	578,590	20,706	158,591	152,440	6,151	...	145,798	145,798	...	294,907	280,352	14,555
Real estate or construction company	206,277	206,277	...	14,820	14,820	...	...	...	...	...	191,457	191,457	...
Federal or State agency	1,996,726	1,942,957	53,769	608,969	599,411	9,558	...	1,182,632	1,138,421	44,211	205,125	205,125	...
Retirement system, welfare fund, etc.	14,486	6,125	8,361	6,125	6,125	...	...	...	...	...	8,361	...	8,361
Other nonprofit organization	17,019	10,510	6,509	6,509	...	6,509	...	...	...	...	10,510	10,510	...
Individual or individual's estate	1,766,383	1,622,163	144,220	...	...	...	...	26,578	26,578	...	1,739,805	1,595,585	144,220
Other	203,536	182,945	20,591	43,475	35,114	...	8,361	70,708	58,478	12,230	89,353	89,353	...
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	637,115	619,248	17,867	27,244	27,244	...	...	4,868	4,868	...	605,003	587,136	17,867
20 to 29 percent	1,131,833	1,031,906	99,927	123,627	98,805	24,822	...	145,738	137,567	8,171	862,468	795,534	66,934
30 to 39 percent	2,282,031	2,026,127	255,904	237,833	133,785	89,370	14,678	257,865	257,865	...	1,786,333	1,634,477	151,856
40 to 49 percent	3,198,903	2,758,034	440,869	563,143	407,779	147,770	7,594	363,975	339,700	24,275	2,271,785	2,010,555	261,230
50 to 59 percent	4,086,333	3,563,288	523,045	705,695	587,109	41,720	76,866	920,850	882,333	38,517	2,459,788	2,093,846	365,942
60 to 69 percent	4,289,485	3,947,450	342,035	745,217	710,195	6,091	28,931	1,191,180	1,053,366	137,814	2,353,088	2,183,889	169,199
70 to 79 percent	4,348,479	4,060,258	288,221	939,121	900,621	11,472	27,028	2,201,638	2,097,447	104,191	1,207,720	1,062,190	145,530
80 to 89 percent	4,121,050	3,953,209	167,841	1,595,449	1,473,554	...	121,895	2,013,464	1,980,320	33,144	512,137	499,335	12,802
90 to 99 percent	2,959,206	2,926,703	32,503	1,568,362	1,546,260	4,853	17,249	1,077,950	1,077,950	...	312,894	302,493	10,401
100 percent or more	583,371	560,658	22,713	184,959	184,959	...	...	240,377	240,377	...	158,035	135,322	22,713

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	29,570,643	6,892,807	8,618,395	14,059,441
Average total mortgage debt	7.0	8.5	8.3	5.9
Total mortgage debt on 1-dwelling-unit properties	28,316,229	6,826,381	8,504,483	12,985,365
Average total mortgage debt	7.0	8.5	8.3	5.9
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	679,566	23,561	28,433	627,572
$2,000 to $3,999	1,990,444	279,661	255,827	1,454,956
$4,000 to $5,999	3,204,632	804,203	758,400	1,642,029
$6,000 to $7,999	4,234,264	875,656	1,614,375	1,744,233
$8,000 to $9,999	4,825,861	1,234,642	1,802,140	1,789,079
$10,000 to $11,999	4,615,110	815,585	2,014,976	1,784,549
$12,000 to $13,999	3,642,602	1,390,398	1,212,757	1,039,447
$14,000 to $15,999	2,222,395	825,915	492,785	903,695
$16,000 to $19,999	1,830,090	552,140	307,062	970,888
$20,000 to $24,999	571,900	24,620	17,728	529,552
$25,000 or more	499,365	...	...	499,365
Total Outstanding Debt as Percent of Value				
Less than 20 percent	621,779	27,244	4,868	589,667
20 to 29 percent	1,061,825	103,570	137,567	820,688
30 to 39 percent	2,174,986	173,567	268,636	1,732,783
40 to 49 percent	2,988,659	581,556	339,700	2,067,403
50 to 59 percent	3,878,708	704,202	882,333	2,292,173
60 to 69 percent	4,329,274	793,408	1,097,837	2,438,029
70 to 79 percent	4,800,435	968,650	2,245,347	1,586,438
80 to 89 percent	4,438,958	1,567,679	2,057,749	813,530
90 to 99 percent	3,291,681	1,687,345	1,184,353	419,983
100 percent or more	729,924	219,160	286,093	224,671
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	577,781	42,618	16,013	519,150
$5,000 to $7,400	1,776,555	307,750	374,773	1,094,032
$7,500 to $9,900	3,411,993	809,350	1,333,927	1,268,716
$10,000 to $12,400	4,902,962	1,511,559	1,957,876	1,433,527
$12,500 to $14,900	4,329,841	1,499,105	2,029,211	801,525
$15,000 to $17,400	4,693,330	1,384,436	1,640,522	1,668,372
$17,500 to $19,000	1,858,028	418,506	486,153	953,369
$20,000 to $24,900	2,533,959	543,308	490,599	1,500,052
$25,000 to $34,900	2,537,763	236,737	175,409	2,125,617
$35,000 or more	1,694,017	73,012	...	1,621,005
Year Built				
1958 and 1959	5,226,042	2,060,288	891,976	2,273,778
1955 to 1957	8,125,963	1,292,099	3,477,244	3,356,620
1950 to 1954	7,882,672	2,000,516	2,812,541	3,069,615
1940 to 1949	3,989,271	1,141,059	998,829	1,849,383
1930 to 1939	1,186,367	190,828	123,700	871,839
1929 or earlier	1,905,914	141,591	200,193	1,564,130
Condition				
Not dilapidated	28,053,895	6,790,716	8,435,358	12,827,821
Dilapidated	262,334	35,665	69,125	157,544

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	21,952,103	4,315,807	7,276,976	10,359,320
Less than 5 percent	57,701	6,061	10,679	40,961
5 to 9 percent	1,118,372	232,008	300,092	586,272
10 to 14 percent	5,288,414	1,025,978	2,364,363	1,898,073
15 to 19 percent	6,166,678	1,451,893	2,035,550	2,679,235
20 to 24 percent	4,837,122	893,293	1,556,876	2,386,953
25 to 29 percent	2,045,188	270,756	515,243	1,259,189
30 to 34 percent	845,206	201,965	210,840	432,401
35 to 39 percent	297,755	90,951	93,473	113,331
40 percent or more	1,295,667	142,902	189,860	962,905
Acquired 1959 and 1960 (part)	6,364,126	2,510,574	1,227,507	2,626,045
Income[1]				
Less than $2,000	690,644	113,831	63,633	513,180
$2,000 to $2,999	861,965	206,117	220,459	435,389
$3,000 to $3,999	1,369,405	288,797	324,480	756,128
$4,000 to $4,999	3,017,033	828,343	1,034,311	1,154,379
$5,000 to $5,999	3,997,651	873,757	1,606,654	1,517,240
$6,000 to $6,999	3,631,988	920,333	1,274,045	1,437,610
$7,000 to $7,999	3,262,079	955,262	959,233	1,347,584
$8,000 to $8,999	2,473,060	739,147	805,330	928,583
$9,000 to $9,999	2,333,866	535,306	870,062	928,498
$10,000 to $11,999	2,848,360	781,073	797,263	1,270,024
$12,000 to $14,999	1,553,696	328,963	425,527	799,206
$15,000 or more	2,276,482	255,452	123,486	1,897,544
Age of Head				
Under 25 years	548,934	256,278	58,341	234,315
25 to 34 years	9,193,442	2,553,508	3,236,312	3,403,622
35 to 44 years	10,196,254	2,438,268	3,888,689	3,869,297
45 to 64 years	7,497,041	1,512,656	1,171,978	4,812,407
65 years and over	880,558	65,671	149,163	665,724
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	25,564,282	6,295,288	7,994,752	11,274,242
Under 45 years	18,689,355	4,949,805	6,909,655	6,829,895
With own children under 18	16,272,560	4,122,957	6,177,199	5,972,404
No own children under 18	2,416,795	826,848	732,456	857,491
45 to 64 years	6,321,665	1,311,917	1,033,662	3,976,086
With own children under 18	3,025,925	623,014	516,941	1,885,970
No own children under 18	3,295,740	688,903	516,721	2,090,116
65 years and over	553,262	33,566	51,435	468,261
Other households with 2 or more persons	1,962,993	272,210	340,514	1,350,269
Under 65 years	1,704,751	240,105	267,567	1,197,079
65 years and over	258,242	32,105	72,947	153,190
Households with 1 person	788,954	258,883	169,217	360,854
Under 65 years	719,900	258,883	144,436	316,581
65 years and over	69,054	...	24,781	44,273
Color of Head				
White	27,059,774	6,602,375	8,280,815	12,176,584
Nonwhite	1,256,455	224,006	223,668	808,781
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	28,260,070	6,826,381	8,504,483	12,929,206
Less than 5 percent	728,768	170,626	118,259	439,883
5 to 9 percent	8,566,812	2,240,179	3,536,022	2,790,611
10 to 14 percent	11,361,849	2,993,081	3,443,679	4,925,089
15 to 19 percent	3,968,181	1,016,746	830,398	2,121,037
20 to 24 percent	1,889,730	205,653	420,521	1,263,556
25 to 29 percent	501,741	30,626	55,223	415,892
30 to 34 percent	267,112	41,232	36,748	189,132
35 to 39 percent	344,635	45,987	8,722	289,926
40 percent or more	631,242	82,251	54,911	494,080
No regular payments required	56,159	...	...	56,159

[1] Income of owner and relatives living with him.

Chapter 6

WEST

REGION

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	93
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	95
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	101
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	103

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties	4,748,343	1,632,157	3,116,186
Total 1-dwelling-unit properties	4,354,505	1,433,106	2,921,399
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000	267,793	212,614	55,179
$5,000 to $7,400	385,097	203,682	181,415
$7,500 to $9,900	466,586	200,477	266,109
$10,000 to $12,400	832,236	277,865	554,371
$12,500 to $14,900	623,774	114,072	509,702
$15,000 to $17,400	676,091	142,385	533,706
$17,500 to $19,900	341,040	71,928	269,112
$20,000 to $24,900	331,500	75,159	256,341
$25,000 to $34,900	282,157	83,414	198,743
$35,000 or more	148,231	51,510	96,721
Median dollars	13,400	10,900	14,500
Year Built			
1958 and 1959	316,219	35,581	280,638
1955 to 1957	702,698	82,464	620,234
1950 to 1954	999,933	162,613	837,320
1940 to 1949	893,484	304,004	589,480
1930 to 1939	418,805	204,810	213,995
1929 or earlier	1,023,366	643,634	379,732
Condition			
Not dilapidated	4,289,629	1,381,353	2,908,276
Dilapidated	64,876	51,753	13,123
Rooms			
Less than 4 rooms	190,651	129,017	61,634
4 rooms	775,254	325,547	449,707
5 rooms	1,716,970	443,042	1,273,928
6 rooms	1,114,397	318,368	796,029
7 rooms	304,167	105,123	199,044
8 rooms or more	253,066	112,009	141,057
Median	5.2	5.1	5.2
Purchase Price as Percent of Value			
Acquired by purchase	4,251,033	1,337,436	2,913,597
Purchased 1957 to 1960 (part)	1,310,477	147,079	1,163,398
Less than 80 percent	127,081	26,190	100,891
80 to 89 percent	290,067	27,361	262,706
90 to 94 percent	242,117	9,783	232,334
95 to 99 percent	193,262	13,330	179,932
100 percent or more	457,950	70,415	387,535
Median percent	95	99	95
Purchased 1950 to 1956	1,840,581	409,397	1,431,184
Less than 60 percent	192,327	83,927	108,400
60 to 79 percent	620,522	145,759	474,763
80 to 89 percent	487,173	63,546	423,627
90 to 99 percent	271,501	53,968	217,533
100 percent or more	269,058	62,197	206,861
Median percent	82	77	83
Purchased 1949 or earlier	1,099,975	780,960	319,015
Less than 40 percent	405,009	341,317	63,692
40 to 59 percent	272,981	199,887	73,094
60 to 79 percent	235,857	131,326	104,531
80 to 99 percent	101,981	40,600	61,381
100 percent or more	84,147	67,830	16,317
Median percent	51	45	64
Not acquired by purchase	103,472	95,670	7,802
Real Estate Tax			
Acquired before 1959	3,784,954	1,367,901	2,417,053
Less than $50	499,746	295,118	204,628
$50 to $99	547,455	310,130	237,325
$100 to $149	558,630	201,488	357,142
$150 to $199	585,573	173,524	412,049
$200 to $249	531,526	108,930	422,596
$250 to $299	354,827	80,184	274,643
$300 to $499	548,151	143,262	404,889
$500 or more	159,046	55,265	103,781
Median dollars	174	120	200
Acquired 1959 and 1960 (part)	569,551	65,205	504,346

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959	3,784,954	1,367,901	2,417,053
Less than $5	323,750	193,777	129,973
$5 to $9	815,309	322,764	492,545
$10 to $14	1,155,301	400,587	754,714
$15 to $19	914,027	253,763	660,264
$20 to $24	383,742	98,738	285,004
$25 to $29	85,008	31,212	53,796
$30 to $39	52,211	29,817	22,394
$40 or more	55,606	37,243	18,363
Median dollars	13	12	14
Acquired 1959 and 1960 (part)	569,551	65,205	504,346
OWNER CHARACTERISTICS			
Year Property Acquired			
New	1,719,460	497,975	1,221,485
1959 and 1960 (part)	174,129	18,230	155,899
1957 and 1958	234,471	27,279	207,192
1955 and 1956	366,770	60,546	306,224
1950 to 1954	503,382	114,478	388,904
1945 to 1949	168,453	69,262	99,191
1940 to 1944	92,695	52,302	40,393
1939 or earlier	179,560	155,878	23,682
Previously occupied	2,635,045	935,131	1,699,914
1959 and 1960 (part)	395,422	46,975	348,447
1957 and 1958	521,460	67,386	454,074
1955 and 1956	454,789	74,025	380,764
1950 to 1954	538,571	181,735	356,836
1945 to 1949	327,717	209,958	117,759
1940 to 1944	149,520	120,395	29,125
1939 or earlier	247,566	234,657	12,909
Manner of Acquisition			
By purchase or construction	4,251,033	1,337,436	2,913,597
Made new mortgage	2,560,979	378,571	2,182,408
Assumed mortgage from former owner	726,096	197,648	528,448
Assumed mortgage from former owner, made new second mortgage	140,921	5,588	135,333
Borrowed, other than mortgage	159,876	126,822	33,054
All cash	663,161	628,807	34,354
Not by purchase	103,472	95,670	7,802
Gift or inheritance	93,871	87,868	6,003
Other	9,601	7,802	1,799
Monthly Housing Costs			
Acquired before 1959	3,784,954	1,367,901	2,417,053
Less than $30	616,747	610,714	6,033
$30 to $39	315,954	306,972	8,982
$40 to $49	219,641	205,219	14,422
$50 to $59	203,705	101,784	101,921
$60 to $69	170,909	59,613	111,296
$70 to $79	255,781	24,686	231,095
$80 to $89	340,163	18,241	321,922
$90 to $99	353,205	19,519	333,686
$100 to $119	501,590	6,162	495,428
$120 to $149	458,100	6,686	451,414
$150 to $199	230,966	3,674	227,292
$200 or more	118,193	4,631	113,562
Median dollars	83	32	103
Acquired 1959 and 1960 (part)	569,551	65,205	504,346
Annual Housing Costs as Percent of Income			
Acquired before 1959	3,784,954	1,367,901	2,417,053
Less than 5 percent	297,606	287,706	9,900
5 to 9 percent	621,598	496,390	125,208
10 to 14 percent	811,844	210,699	601,145
15 to 19 percent	755,287	110,278	645,009
20 to 24 percent	534,978	72,382	462,596
25 to 29 percent	263,000	40,534	222,466
30 to 34 percent	111,411	20,546	90,865
35 to 39 percent	93,100	18,565	74,535
40 percent or more	296,130	110,801	185,329
Median percent	16	9	19
Acquired 1959 and 1960 (part)	569,551	65,205	504,346

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	454,768	343,021	111,747
$2,000 to $2,999	242,813	146,730	96,083
$3,000 to $3,999	260,789	124,177	136,612
$4,000 to $4,999	401,197	140,254	260,943
$5,000 to $5,999	638,767	148,001	490,766
$6,000 to $6,999	590,444	120,660	469,784
$7,000 to $7,999	454,711	88,960	365,751
$8,000 to $8,999	305,320	77,493	227,827
$9,000 to $9,999	221,369	30,131	191,238
$10,000 to $11,999	359,547	83,803	275,744
$12,000 to $14,999	210,940	41,984	168,956
$15,000 or more	213,840	87,892	125,948
Median.....dollars	6,300	4,700	6,800
Age of Head			
Under 25 years	79,108	14,765	64,343
25 to 34 years	766,148	64,694	701,454
35 to 44 years	1,263,333	172,465	1,090,868
45 to 64 years	1,553,262	625,748	927,514
65 years and over	692,654	555,434	137,220
Median	46	60	41
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	3,516,567	939,023	2,577,544
Under 45 years	1,906,984	206,108	1,700,876
With own children under 18	1,740,873	182,924	1,557,949
No own children under 18	166,111	23,184	142,927
45 to 64 years	1,215,870	433,914	781,956
With own children under 18	587,950	174,175	413,775
No own children under 18	627,920	259,739	368,181
65 years and over	393,713	299,001	94,712
OWNER CHARACTERISTICS—Con.			
Household Composition by Age of Head—Con.			
Other households with 2 or more persons	462,318	236,309	226,009
Under 65 years	348,884	139,508	209,376
65 years and over	113,434	96,801	16,633
Households with 1 person	375,620	257,774	117,846
Under 65 years	190,113	98,142	91,971
65 years and over	185,507	159,632	25,875
Persons			
1 person	375,620	257,774	117,846
2 persons	1,174,581	604,314	570,267
3 persons	751,536	182,769	568,767
4 persons	881,810	129,320	752,490
5 persons	661,278	130,070	531,208
6 persons or more	509,680	128,859	380,821
Veteran Status			
Korean War service	438,636	32,860	405,776
Korean War service only	241,843	15,584	226,259
Korean War and other service	196,793	17,276	179,517
Other service	1,717,590	406,363	1,311,227
With World War II service	1,350,733	197,316	1,153,417
No World War II service	366,857	209,047	157,810
Nonveteran	2,198,279	993,883	1,204,396

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties..	3,116,186	2,687,768	428,418	802,886	710,697	57,930	34,259	754,124	681,599	72,525	1,559,176	1,295,472	263,704
Total 1-dwelling-unit properties.....	2,921,399	2,531,013	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,384,783	1,157,571	227,212
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	42,410	39,322	3,088	...	...	...	...	...	...	...	42,410	39,322	3,088
$2,000 to $3,999	181,045	151,605	29,440	15,956	15,956	...	...	2,245	2,245	...	162,844	133,404	29,440
$4,000 to $5,999	445,406	358,975	86,431	143,857	117,703	22,623	3,531	17,035	14,454	2,581	284,514	226,818	57,696
$6,000 to $7,999	409,297	327,973	81,324	125,320	92,104	27,078	6,138	84,936	73,270	11,666	199,041	162,599	36,442
$8,000 to $9,999	524,319	450,290	74,029	158,424	138,186	8,229	12,009	187,186	165,743	21,443	178,709	146,361	32,348
$10,000 to $11,999	479,278	440,187	39,091	140,498	136,644	...	3,854	165,994	154,501	11,493	172,786	149,042	23,744
$12,000 to $13,999	403,489	368,361	35,128	101,460	98,210	...	3,250	159,464	145,324	14,140	142,565	124,827	17,738
$14,000 to $15,999	215,842	201,527	14,315	42,629	42,629	...	...	85,472	82,423	3,049	87,741	76,475	11,266
$16,000 to $19,999	147,208	127,355	19,853	57,288	52,399	...	4,889	33,371	26,170	7,201	56,549	48,786	7,763
$20,000 to $24,999	52,352	47,639	4,713	6,026	6,026	...	...	9,455	9,455	...	36,871	32,158	4,713
$25,000 or more	20,753	17,779	2,974	...	...	...	...	...	...	...	20,753	17,779	2,974
Median.....dollars..	9,500	9,700	7,900	9,400	9,800	6,500	...	11,000	11,100	10,000	8,000	8,200	7,300
First Mortgage Outstanding Debt													
Less than $2,000	206,972	187,423	19,549	23,880	23,880	...	...	9,604	9,604	...	173,488	153,939	19,549
$2,000 to $3,999	418,645	358,522	60,123	133,509	116,443	13,535	3,531	35,093	33,294	1,799	250,043	208,785	41,258
$4,000 to $5,999	426,146	320,654	105,492	133,189	85,805	43,121	4,263	62,078	54,623	7,455	230,879	180,226	50,653
$6,000 to $7,999	432,471	375,046	57,425	97,122	85,786	1,274	10,062	131,660	118,595	13,065	203,689	170,665	33,024
$8,000 to $9,999	418,439	373,391	45,048	124,791	118,405	...	6,386	163,770	150,399	13,371	129,878	104,587	25,291
$10,000 to $11,999	387,872	346,189	41,683	111,581	108,585	...	2,996	130,446	114,006	16,440	145,845	123,598	22,247
$12,000 to $13,999	308,705	276,499	32,206	82,861	79,773	...	3,088	122,063	109,821	12,242	103,781	86,905	16,876
$14,000 to $15,999	154,108	145,769	8,339	41,837	39,397	...	2,440	54,522	53,362	1,160	57,749	53,010	4,739
$16,000 to $19,999	131,215	114,828	16,387	42,688	41,783	...	905	34,381	28,340	6,041	54,146	44,705	9,441
$20,000 to $24,999	25,653	23,319	2,334	...	...	...	...	1,541	1,541	...	24,112	21,778	2,334
$25,000 or more	11,173	9,373	1,800	...	...	...	...	...	...	...	11,173	9,373	1,800
Median.....dollars..	7,900	8,100	6,300	8,100	8,600	4,700	...	9,600	9,600	10,000	6,400	6,400	6,100
Term of First Mortgage													
Indefinite	15,850	10,963	4,887	...	...	...	...	...	...	...	15,850	10,963	4,887
On demand	8,839	5,751	3,088	...	...	...	...	...	...	...	8,839	5,751	3,088
Less than 8 years	164,331	146,584	17,747	2,245	2,245	...	...	...	...	...	162,086	144,339	17,747
8 to 12 years	317,492	270,083	47,409	7,838	7,838	...	...	...	...	...	309,654	262,245	47,409
13 to 17 years	396,112	326,965	69,147	31,243	31,243	...	...	8,534	8,534	...	356,335	287,188	69,147
18 to 22 years	807,018	708,776	98,242	283,869	255,274	20,232	8,363	112,697	107,026	5,671	410,452	346,476	63,976
23 to 27 years	729,858	627,401	102,457	345,335	288,246	37,698	19,391	276,599	252,189	24,410	107,924	86,966	20,958
28 to 32 years	470,451	423,947	46,504	113,078	108,066	...	5,012	347,328	305,836	41,492	10,045	10,045	...
33 years or more	11,448	10,543	905	7,850	6,945	...	905	...	...	...	3,598	3,598	...
Median.....years..	22	22	21	24	24	24	...	28	27	29	16	16	16
Interest Rate of First Mortgage													
Less than 4.0 percent	6,736	6,736	...	...	...	...	...	...	...	...	6,736	6,736	...
4.0 percent	342,718	299,243	43,475	26,215	10,458	13,209	2,548	224,994	203,310	21,684	91,509	85,475	6,034
4.1 to 4.4 percent	156,853	146,760	10,093	149,467	139,374	5,049	5,044	...	...	...	7,386	7,386	...
4.5 percent	804,080	690,380	113,700	324,403	262,391	39,672	22,340	444,351	394,462	49,889	35,326	33,527	1,799
4.6 to 4.9 percent	65,462	65,462	...	1,183	1,183	...	...	48,838	48,838	...	15,441	15,441	...
5.0 percent	273,754	247,332	26,422	46,553	44,358	...	2,195	2,222	2,222	...	224,979	200,752	24,227
5.1 to 5.4 percent	262,481	260,937	1,544	221,745	220,201	...	1,544	24,753	24,753	...	15,983	15,983	...
5.5 percent	106,283	93,741	12,542	...	...	...	...	...	...	...	106,283	93,741	12,542
5.6 to 5.9 percent	48,410	44,963	3,447	21,892	21,892	...	...	...	...	...	26,518	23,071	3,447
6.0 percent	574,517	465,603	108,914	...	...	...	...	...	...	...	574,517	465,603	108,914
6.1 to 6.9 percent	147,255	87,484	59,771	...	...	...	...	...	...	...	147,255	87,484	59,771
7.0 percent	65,502	58,623	6,879	...	...	...	...	...	...	...	65,502	58,623	6,879
7.1 to 7.9 percent	37,276	33,677	3,599	...	...	...	...	...	...	...	37,276	33,677	3,599
8.0 percent or more	30,072	30,072	...	...	...	...	...	...	...	...	30,072	30,072	...
Median.....percent..	5.0	5.0	5.5	4.6	4.6	4.5	...	4.5	4.5	4.5	6.0	6.0	6.1
Origin of First Mortgage													
Made when property acquired	1,844,336	1,661,346	182,990	553,228	515,725	29,391	8,112	478,988	468,604	10,384	812,120	677,017	135,103
Assumed when property acquired	571,844	405,336	166,508	191,266	140,257	28,539	22,470	241,845	180,656	61,189	138,733	84,423	54,310
Made after property acquired	505,219	464,331	40,888	46,964	43,875	...	3,089	24,325	24,325	...	433,930	396,131	37,799
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	606,554	527,449	79,105	135,884	131,141	...	4,743	107,942	87,754	20,188	362,728	308,554	54,174
1958	444,215	373,866	70,349	145,409	136,133	1,221	8,055	74,938	62,997	11,941	223,868	174,736	49,132
1957	345,760	274,382	71,378	55,353	42,837	7,612	4,904	67,205	53,623	13,582	223,202	177,922	45,280
1955 and 1956	733,233	649,229	84,004	208,567	190,062	10,202	8,303	251,771	230,798	20,973	272,895	228,369	44,526
1950 to 1954	646,634	582,686	63,948	171,002	144,244	19,092	7,666	216,194	211,305	4,889	259,438	227,137	32,301
1945 to 1949	118,620	97,018	21,602	48,860	29,057	19,803	...	27,108	27,108	...	42,652	40,853	1,799
1940 to 1944	24,584	24,584	...	24,584	24,584	...	...	...	...	...	...	...	...
1939 or earlier	1,799	1,799	...	1,799	1,799	...	...	...	...	...	...	...	...
Method of Payment of First Mortgage													
Regular payments required	2,913,118	2,522,732	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,376,502	1,149,290	227,212
Interest and principal	2,897,606	2,508,764	388,842	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,360,990	1,135,322	225,668
Interest only	9,316	7,772	1,544	...	...	...	...	...	...	...	9,316	7,772	1,544
Principal only	6,196	6,196	...	...	...	...	...	...	...	...	6,196	6,196	...
No regular payments required	8,281	8,281	...	...	...	...	...	...	...	...	8,281	8,281	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	2,913,118	2,522,732	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,376,502	1,149,290	227,212
Less than $30	101,665	91,379	10,286	49,315	45,716	3,599	...	3,788	3,788	...	48,562	41,875	6,687
$30 to $39	261,711	214,846	46,865	129,282	105,465	23,817	...	21,781	19,982	1,799	110,648	89,399	21,249
$40 to $49	434,896	331,458	103,438	131,601	83,944	27,253	20,404	128,592	109,871	18,721	174,703	137,643	37,060
$50 to $59	585,689	525,306	60,383	138,091	132,282	3,261	2,548	208,028	191,600	16,428	239,570	201,424	38,146
$60 to $69	475,946	423,402	52,544	117,581	116,291	...	1,290	163,242	146,186	17,056	195,123	160,925	34,198
$70 to $79	400,868	356,993	43,875	97,494	92,954	...	4,540	138,518	129,324	9,194	164,856	134,715	30,141
$80 to $89	200,941	175,216	25,725	41,512	40,607	...	905	45,661	43,542	2,119	113,768	91,067	22,701
$90 to $99	148,176	136,282	11,894	37,214	34,774	...	2,440	15,128	13,968	1,160	95,834	87,540	8,294
$100 to $119	167,934	150,188	17,746	40,557	39,013	...	1,544	20,420	15,324	5,096	106,957	95,851	11,106
$120 to $149	75,273	65,330	9,943	8,811	8,811	...	...	...	...	...	66,462	56,519	9,943
$150 to $199	41,201	35,314	5,887	...	...	...	...	...	...	...	41,201	35,314	5,887
$200 or more	18,818	17,018	1,800	...	...	...	...	...	...	...	18,818	17,018	1,800
Median...dollars	62	62	56	56	59	41	...	61	61	59	66	66	63
No regular payments required	8,281	8,281	...	...	...	...	...	...	...	...	8,281	8,281	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	2,776,158	2,421,863	354,295	765,115	682,763	53,043	29,309	710,096	642,247	67,849	1,300,947	1,096,853	204,094
Delinquent	136,960	100,869	36,091	26,343	17,094	4,887	4,362	35,062	31,338	3,724	75,555	52,437	23,118
No regular payments required	8,281	8,281	...	...	...	...	...	...	...	...	8,281	8,281	...
Holder of First Mortgage													
Commercial bank or trust company, own account	618,997	566,043	52,954	329,918	296,582	18,712	14,624	108,894	99,827	9,067	180,185	169,634	10,551
Commercial bank or trust company, trust account	8,262	8,262	...	1,706	1,706	...	...	...	...	...	6,556	6,556	...
Mutual savings bank	176,497	152,989	23,508	57,837	54,587	1,706	1,544	108,555	91,896	16,659	10,105	6,506	3,599
Savings and loan association	817,181	641,677	175,504	115,275	104,989	8,996	1,290	175,229	159,650	15,579	526,677	377,038	149,639
Life insurance company	561,893	488,241	73,652	199,239	167,771	23,628	7,840	189,256	166,185	23,071	173,398	154,285	19,113
Mortgage company	22,075	19,635	2,440	6,684	4,244	...	2,440	13,041	13,041	...	2,350	2,350	...
Real estate or construction company	39,631	38,449	1,182	...	...	...	...	...	...	...	39,631	38,449	1,182
Federal or State agency	311,575	293,954	17,621	66,672	62,013	...	4,659	142,468	135,271	7,197	102,435	96,670	5,765
Retirement system, welfare fund, etc	13,440	11,641	1,799	4,239	2,440	1,799	...	6,803	6,803	...	2,398	2,398	...
Other nonprofit organization	1,544	1,544	...	1,544	1,544	...	...	...	...	...	...	...	...
Individual or individual's estate	327,168	291,348	35,820	...	...	...	...	912	912	...	326,256	290,436	35,820
Other	23,136	17,230	5,906	8,344	3,981	3,089	1,274	...	...	...	14,792	13,249	1,543
Servicing of First Mortgage													
By holder	1,963,090	1,676,241	286,849	477,242	417,537	44,504	15,201	345,389	319,895	25,494	1,140,459	938,809	201,650
By agent	958,309	854,772	103,537	314,216	282,320	13,426	18,470	399,769	353,690	46,079	244,324	218,762	25,562
Location of First Mortgage Holder													
Property inside SMSA	2,277,466	1,922,482	354,984	629,347	543,717	57,930	27,700	593,739	527,203	66,536	1,054,380	851,562	202,818
Holder in--													
Same division	1,708,465	1,426,002	282,463	425,139	363,943	41,336	19,860	338,190	305,653	32,537	945,136	756,406	188,730
Different division	565,222	492,701	72,521	202,934	178,500	16,594	7,840	253,044	219,045	33,999	109,244	95,156	14,088
Holder outside United States	3,779	3,779	...	1,274	1,274	...	...	2,505	2,505	...	...	...	...
Property outside SMSA	643,933	608,531	35,402	162,111	156,140	...	5,971	151,419	146,382	5,037	330,403	306,009	24,394
Holder in--													
Same division	528,691	500,004	28,687	114,880	108,909	...	5,971	95,634	95,634	...	318,177	295,461	22,716
Different division	115,242	108,527	6,715	47,231	47,231	...	...	55,785	50,748	5,037	12,226	10,548	1,678
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	2,416,180	2,066,682	349,498	744,494	655,982	57,930	30,582	720,833	649,260	71,573	950,853	761,440	189,413
Less than 40 percent	78,247	69,082	9,165	20,067	20,067	...	...	4,044	4,044	...	54,136	44,971	9,165
40 to 49 percent	111,669	65,057	46,612	18,005	5,572	7,612	4,821	5,924	5,924	...	87,740	53,561	34,179
50 to 59 percent	167,854	112,166	55,688	39,508	17,821	14,674	7,013	11,644	8,671	2,973	116,702	85,674	31,028
60 to 69 percent	410,309	325,179	85,130	153,732	137,641	11,464	4,627	42,557	32,576	9,981	214,020	154,962	59,058
70 to 79 percent	387,177	295,796	91,381	113,819	96,161	8,230	9,428	94,761	64,320	30,441	178,597	135,315	43,282
80 to 84 percent	257,886	222,322	35,564	117,015	100,733	14,407	1,875	69,855	57,143	12,712	71,016	64,446	6,570
85 to 89 percent	215,419	205,397	10,022	108,620	108,620	...	...	56,670	48,523	8,147	50,129	48,254	1,875
90 to 94 percent	249,548	243,099	6,449	93,302	90,484	...	2,818	91,673	90,499	1,174	64,573	62,116	2,457
95 to 99 percent	256,831	254,128	2,703	66,269	64,726	1,543	...	150,565	149,405	1,160	39,997	39,997	...
100 percent or more	281,240	274,456	6,784	14,157	14,157	...	...	193,140	188,155	4,985	73,943	72,144	1,799
Median...percent	81	84	67	81	83	66	...	94	95	78	70	73	63
Other properties	505,219	464,331	40,888	46,964	43,875	...	3,089	24,325	24,325	...	433,930	396,131	37,799

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	2,416,180	2,066,682	349,498	744,494	655,982	57,930	30,582	720,833	649,260	71,573	950,853	761,440	189,413
Less than 40 percent	70,372	69,082	1,290	20,067	20,067	...	...	4,044	4,044	...	46,261	44,971	1,290
40 to 49 percent	65,057	65,057	...	5,572	5,572	...	...	5,924	5,924	...	53,561	53,561	...
50 to 59 percent	117,384	112,166	5,218	19,620	17,821	1,799	...	8,671	8,671	...	89,093	85,674	3,419
60 to 69 percent	339,666	325,179	14,487	142,529	137,641	4,888	...	33,851	32,576	1,275	163,286	154,962	8,324
70 to 79 percent	347,845	295,796	52,049	112,498	96,161	10,176	6,161	67,293	64,320	2,973	168,054	135,315	32,739
80 to 84 percent	284,196	222,322	61,874	124,490	100,733	8,137	15,620	65,389	57,143	8,246	94,317	64,446	29,871
85 to 89 percent	264,949	205,397	59,552	119,319	108,620	9,155	1,544	56,887	48,523	8,364	88,743	48,254	40,489
90 to 94 percent	283,269	243,099	40,170	96,639	90,484	3,006	3,149	103,158	90,499	12,659	83,472	62,116	21,356
95 to 99 percent	310,868	254,128	56,740	78,554	64,726	12,538	1,290	166,529	149,405	17,124	65,785	39,997	25,788
100 percent or more	332,574	274,456	58,118	25,206	14,157	8,231	2,818	209,087	188,155	20,932	98,281	72,144	26,137
Median.....percent..	85	84	88	83	83	87	...	95	95	96	77	73	87
Other properties	505,219	464,331	40,888	46,964	43,875	...	3,089	24,325	24,325	...	433,930	396,131	37,799
Total Outstanding Debt as Percent of Value													
Less than 20 percent	246,712	238,990	7,722	46,303	46,303	...	...	14,937	14,937	...	185,472	177,750	7,722
20 to 29 percent	204,693	194,589	10,104	38,426	35,082	3,344	...	33,164	33,164	...	133,103	126,343	6,760
30 to 39 percent	306,196	278,604	27,592	76,134	62,692	13,442	...	36,842	35,043	1,799	193,220	180,869	12,351
40 to 49 percent	289,967	239,801	50,166	73,169	56,124	13,371	3,674	40,298	38,498	1,800	176,500	145,179	31,321
50 to 59 percent	406,853	357,564	49,289	147,400	120,552	13,021	13,827	80,255	76,431	3,824	179,198	160,581	18,617
60 to 69 percent	446,300	364,211	82,089	129,496	112,433	11,988	5,075	131,596	127,842	3,754	185,208	123,936	61,272
70 to 79 percent	493,698	419,848	73,850	122,719	113,168	...	9,551	207,376	187,105	20,271	163,603	119,575	44,028
80 to 89 percent	337,804	280,362	57,442	108,960	104,652	2,764	1,544	116,185	92,873	23,312	112,659	82,837	29,822
90 to 99 percent	174,472	144,890	29,582	47,905	47,905	...	...	76,342	62,079	14,263	50,225	34,906	15,319
100 percent or more	14,704	12,154	2,550	946	946	...	...	8,163	5,613	2,550	5,595	5,595	...
Median.....percent..	60	59	66	61	63	49	...	72	71	82	50	46	66
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	2,913,597	2,523,211	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,376,981	1,149,769	227,212
Less than $5,000	169,456	162,770	6,686	16,906	16,906	...	...	2,245	2,245	...	150,305	143,619	6,686
$5,000 to $7,400	322,689	282,775	39,914	113,124	107,982	5,142	...	18,207	15,641	2,566	191,358	159,152	32,206
$7,500 to $9,900	435,579	353,196	82,383	130,679	98,100	30,704	1,875	127,391	123,028	4,363	177,509	132,068	45,441
$10,000 to $12,400	632,809	537,146	95,663	176,263	147,550	17,197	11,516	236,879	215,480	21,399	219,667	174,116	45,551
$12,500 to $14,900	569,482	499,957	69,525	184,777	167,495	4,887	12,395	193,979	176,513	17,466	190,726	155,949	34,777
$15,000 to $17,400	318,902	278,390	40,512	60,743	60,743	...	...	110,745	93,441	17,304	147,414	124,206	23,208
$17,500 to $19,900	162,074	145,589	16,485	39,824	36,828	...	2,996	37,536	34,157	3,379	84,714	74,604	10,110
$20,000 to $24,900	166,422	152,385	14,037	58,235	56,691	...	1,544	9,992	9,992	...	98,195	85,702	12,493
$25,000 to $34,900	80,666	64,462	16,204	9,363	6,018	...	3,345	8,184	3,088	5,096	63,119	55,356	7,763
$35,000 or more	55,518	46,541	8,977	1,544	1,544	...	...	...	...	...	53,974	44,997	8,977
Median.....dollars..	12,100	12,200	11,700	11,900	12,200	9,400	...	12,400	12,300	13,600	11,900	12,000	11,600
Not acquired by purchase	7,802	7,802	...	...	...	...	...	...	...	...	7,802	7,802	...
Value													
Less than $5,000	55,179	52,934	2,245	1,679	1,679	...	...	...	...	...	53,500	51,255	2,245
$5,000 to $7,400	181,415	167,007	14,408	57,126	55,583	1,543	...	7,656	6,365	1,291	116,633	105,059	11,574
$7,500 to $9,900	266,109	221,077	45,032	75,449	65,997	9,452	...	33,542	32,252	1,290	157,118	122,828	34,290
$10,000 to $12,400	554,371	460,510	93,861	156,089	129,706	18,513	7,870	156,106	142,534	13,572	242,176	188,270	53,906
$12,500 to $14,900	509,702	436,066	73,636	165,174	138,536	17,279	9,359	191,421	174,627	16,794	153,107	122,903	30,204
$15,000 to $17,400	533,706	473,017	60,689	161,652	145,371	9,599	6,682	203,998	183,040	20,958	168,056	144,606	23,450
$17,500 to $19,900	269,112	231,285	37,827	52,187	48,606	...	3,581	82,921	73,614	9,307	134,004	109,065	24,939
$20,000 to $24,900	256,341	229,369	26,972	76,270	74,726	...	1,544	39,126	35,861	3,265	140,945	118,782	22,163
$25,000 to $34,900	198,743	176,582	22,161	42,489	36,310	1,544	4,635	27,300	22,204	5,096	128,954	118,068	10,886
$35,000 or more	96,721	83,166	13,555	3,343	3,343	...	...	3,088	3,088	...	90,290	76,735	13,555
Median.....dollars..	14,500	14,600	13,800	14,100	14,300	12,400	...	14,800	14,700	15,300	14,500	14,800	13,500
Year Built													
1958 and 1959	280,638	251,638	29,000	85,936	85,031	...	905	64,770	64,770	...	129,932	101,837	28,095
1955 to 1957	620,234	520,159	100,075	135,420	118,614	...	16,806	268,771	231,553	37,218	216,043	169,992	46,051
1950 to 1954	837,320	753,711	83,609	256,980	229,891	16,178	10,911	283,501	259,667	23,834	296,839	264,153	32,686
1940 to 1949	589,480	493,607	95,873	186,039	139,238	41,752	5,049	87,995	79,273	8,722	315,446	275,096	40,350
1930 to 1939	213,995	185,387	28,608	28,241	28,241	...	...	18,309	18,309	...	167,445	138,837	28,608
1929 or earlier	379,732	326,511	53,221	98,842	98,842	...	...	21,812	20,013	1,799	259,078	207,656	51,422
Number of Mortgages on Property													
1 mortgage	2,531,013	2,531,013	...	699,857	699,857	...	...	673,585	673,585	...	1,157,571	1,157,571	...
2 mortgages	367,304	...	367,304	79,507	...	45,836	33,671	65,278	...	65,278	222,519	...	222,519
3 mortgages or more	23,082	...	23,082	12,094	...	12,094	...	6,295	...	6,295	4,693	...	4,693

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	2,908,276	2,526,052	382,224	784,138	697,612	56,386	30,140	743,985	672,412	71,573	1,380,153	1,156,028	224,125
Dilapidated	13,123	4,961	8,162	7,320	2,245	1,544	3,531	1,173	1,173	...	4,630	1,543	3,087
Rooms													
Less than 4 rooms	61,634	57,949	3,685	10,210	10,210	...	...	4,989	3,714	1,275	46,435	44,025	2,410
4 rooms	449,707	376,313	73,394	121,683	99,146	17,131	5,406	88,507	84,781	3,726	239,517	192,386	47,131
5 rooms	1,273,928	1,090,123	183,805	388,544	345,249	24,947	18,348	377,482	331,590	45,892	507,902	413,284	94,618
6 rooms	796,029	707,711	88,318	203,159	182,303	15,852	5,004	212,385	196,801	15,584	380,485	328,607	51,878
7 rooms	199,044	169,192	29,852	39,555	37,476	...	2,079	46,466	41,370	5,096	113,023	90,346	22,677
8 rooms or more	141,057	129,725	11,332	28,307	25,473	...	2,834	15,329	15,329	...	97,421	88,923	8,498
Median	5.2	5.3	5.1	5.2	5.2	5.0	...	5.2	5.2	5.2	5.3	5.3	5.2
Purchase Price as Percent of Value													
Acquired by purchase	2,913,597	2,523,211	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,376,981	1,149,769	227,212
Purchased 1957 to 1960	1,163,398	962,287	201,111	328,173	302,928	8,833	16,412	247,621	201,910	45,711	587,604	457,449	130,155
Less than 80 percent	100,891	80,305	20,586	12,715	10,151	...	2,564	12,606	11,446	1,160	75,570	58,708	16,862
80 to 89 percent	262,706	221,893	40,813	80,879	72,987	5,813	2,079	59,274	50,084	9,190	122,553	98,822	23,731
90 to 94 percent	232,334	190,243	42,091	70,584	64,894	...	5,690	54,898	42,153	12,745	106,852	83,196	23,656
95 to 99 percent	179,932	155,497	24,435	54,979	52,431	...	2,548	51,576	44,704	6,872	73,377	58,362	15,015
100 percent or more	387,535	314,349	73,186	109,016	102,465	3,020	3,531	69,267	53,523	15,744	209,252	158,361	50,891
Median.....percent	95	95	95	95	95	...	...	95	95	...	94	94	95
Purchased 1950 to 1956	1,431,184	1,278,682	152,502	378,856	334,102	29,294	15,460	463,837	437,975	25,862	588,491	506,605	81,886
Less than 60 percent	108,400	98,156	10,244	13,792	12,248	1,544	...	14,962	13,687	1,275	79,646	72,221	7,425
60 to 79 percent	474,763	422,522	52,241	100,842	86,208	13,360	1,274	147,917	143,684	4,233	226,004	192,630	33,374
80 to 89 percent	423,627	380,800	42,827	121,087	104,061	11,303	5,723	164,444	158,280	6,164	138,096	118,459	19,637
90 to 99 percent	217,533	192,404	25,129	55,777	48,235	1,543	5,999	90,564	82,634	7,930	71,192	61,535	9,657
100 percent or more	206,861	184,800	22,061	87,358	83,350	1,544	2,464	45,950	39,690	6,260	73,553	61,760	11,793
Median.....percent	83	83	83	86	87	...	...	84	84	...	79	79	80
Purchased 1949 or earlier	319,015	282,242	36,773	84,429	62,827	19,803	1,799	33,700	33,700	...	200,886	185,715	15,171
Less than 40 percent	63,692	57,261	6,431	18,259	18,259	...	...	...	...	...	45,433	39,002	6,431
40 to 59 percent	73,094	69,495	3,599	22,520	20,720	1,800	...	6,877	6,877	...	43,697	41,898	1,799
60 to 79 percent	104,531	89,360	15,171	26,935	16,906	8,230	1,799	16,539	16,539	...	61,057	55,915	5,142
80 to 99 percent	61,381	51,608	9,773	15,171	5,398	9,773	...	6,941	6,941	...	39,269	39,269	...
100 percent or more	16,317	14,518	1,799	1,544	1,544	...	...	3,343	3,343	...	11,430	9,631	1,799
Median.....percent	64	63	...	61	53	...	...	...	...	...	64	64	...
Not acquired by purchase	7,802	7,802	...	...	...	...	...	...	...	...	7,802	7,802	...
Property Location													
Inside SMSA's	2,277,466	1,922,482	354,984	629,347	543,717	57,930	27,700	593,739	527,203	66,536	1,054,380	851,562	202,818
Inside central city	941,031	804,603	136,428	292,389	258,677	25,280	8,432	171,565	152,903	18,662	477,077	393,023	84,054
Outside central city	1,336,435	1,117,879	218,556	336,958	285,040	32,650	19,268	422,174	374,300	47,874	577,303	458,539	118,764
Outside SMSA's	643,933	608,531	35,402	162,111	156,140	...	5,971	151,419	146,382	5,037	330,403	306,009	24,394
Real Estate Tax													
Acquired before 1959	2,417,053	2,094,149	322,904	656,849	569,991	57,930	28,928	638,399	587,014	51,385	1,121,805	937,144	184,661
Less than $50	204,628	186,976	17,652	64,848	61,317	...	3,531	7,510	7,510	...	132,270	118,149	14,121
$50 to $99	237,325	198,084	39,241	32,726	30,926	1,800	...	49,306	47,627	1,679	155,293	119,531	35,762
$100 to $149	357,142	311,988	45,154	120,375	102,084	15,843	2,448	96,788	92,020	4,768	139,979	117,884	22,095
$150 to $199	412,049	363,006	49,043	121,803	96,011	22,258	2,834	141,077	133,123	7,954	149,169	133,872	15,297
$200 to $249	422,596	347,280	75,316	114,754	98,498	10,643	5,613	132,238	119,748	12,490	175,604	129,034	46,570
$250 to $299	274,643	235,521	39,122	78,533	64,419	4,886	9,228	105,173	92,653	12,520	90,937	78,449	12,488
$300 to $499	404,889	363,720	41,169	111,535	106,901	1,800	2,834	96,333	84,359	11,974	197,021	172,460	24,561
$500 or more	103,781	87,574	16,207	12,275	9,835	...	2,440	9,974	9,974	...	81,532	67,765	13,767
Median.....dollars	200	198	207	195	197	175	...	209	206	245	195	192	205
Acquired 1959 and 1960 (part)	504,346	436,864	67,482	134,609	129,866	...	4,743	106,759	86,571	20,188	262,978	220,427	42,551
Real Estate Tax per $1,000 Value													
Acquired before 1959	2,417,053	2,094,149	322,904	656,849	569,991	57,930	28,928	638,399	587,014	51,385	1,121,805	937,144	184,661
Less than $5	129,973	107,662	22,311	12,801	9,270	...	3,531	12,337	12,337	...	104,835	86,055	18,780
$5 to $9	492,545	439,778	52,767	150,978	143,896	4,634	2,448	91,888	86,731	5,157	249,679	209,151	40,528
$10 to $14	754,714	658,457	96,257	182,146	142,246	35,360	4,540	238,281	227,684	10,597	334,287	288,527	45,760
$15 to $19	660,264	571,766	88,498	179,542	161,226	6,686	11,630	206,947	180,257	26,690	273,775	230,283	43,492
$20 to $24	285,004	231,747	53,257	102,699	86,213	9,707	6,779	73,895	67,504	6,391	108,410	78,030	30,380
$25 to $29	53,796	47,069	6,727	18,822	18,822	...	...	10,732	8,182	2,550	24,242	20,065	4,177
$30 to $39	22,394	20,850	1,544	8,318	8,318	...	...	2,520	2,520	...	11,556	10,012	1,544
$40 or more	18,363	16,820	1,543	1,543	...	1,543	...	1,799	1,799	...	15,021	15,021	...
Median.....dollars	14	14	14	15	15	13	...	15	14	17	13	13	14
Acquired 1959 and 1960 (part)	504,346	436,864	67,482	134,609	129,866	...	4,743	106,759	86,571	20,188	262,978	220,427	42,551

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	1,221,485	1,110,885	110,600	316,369	286,137	25,793	4,439	402,770	397,987	4,783	502,346	426,761	75,585
1959 and 1960 (part)	155,899	141,229	14,670	40,895	40,895	...	...	44,271	44,271	...	70,733	56,063	14,670
1957 and 1958	207,192	177,053	30,139	50,165	50,165	...	...	45,293	44,119	1,174	111,734	82,769	28,965
1955 and 1956	306,224	287,477	18,747	65,088	63,798	...	1,290	157,266	153,657	3,609	83,870	70,022	13,848
1950 to 1954	388,904	364,752	24,152	101,948	89,211	9,588	3,149	142,406	142,406	...	144,550	133,135	11,415
1945 to 1949	99,191	79,387	19,804	35,232	19,027	16,205	...	11,990	11,990	...	51,969	48,370	3,599
1940 to 1944	40,393	40,393	...	21,242	21,242	...	...	1,544	1,544	...	17,607	17,607	...
1939 or earlier	23,682	20,594	3,088	1,799	1,799	...	...	...	...	...	21,883	18,795	3,088
Previously occupied	1,699,914	1,420,128	279,786	475,089	413,720	32,137	29,232	342,388	275,598	66,790	882,437	730,810	151,627
1959 and 1960 (part)	348,447	295,635	52,812	93,714	88,971	...	4,743	62,488	42,300	20,188	192,245	164,364	27,881
1957 and 1958	454,074	350,584	103,490	143,399	122,897	8,833	11,669	95,569	71,220	24,349	215,106	156,467	58,639
1955 and 1956	380,764	315,702	65,062	140,191	121,686	10,202	8,303	90,529	73,165	17,364	150,044	120,851	29,193
1950 to 1954	356,836	312,295	44,541	71,629	59,407	9,504	2,718	73,636	68,747	4,889	211,571	184,141	27,430
1945 to 1949	117,759	105,422	12,337	15,682	10,285	3,598	1,799	20,166	20,166	...	81,911	74,971	6,940
1940 to 1944	29,125	29,125	...	10,474	10,474	...	...	...	...	...	18,651	18,651	...
1939 or earlier	12,909	11,365	1,544	...	...	...	...	...	...	...	12,909	11,365	1,544
Manner of Acquisition													
By purchase or construction	2,913,597	2,523,211	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,376,981	1,149,769	227,212
Made new mortgage	2,182,408	1,975,903	206,505	590,928	552,135	29,391	9,402	495,893	485,509	10,384	1,095,587	938,259	157,328
Assumed mortgage from former owner	528,448	471,890	56,558	166,275	140,257	19,706	6,312	186,839	180,286	6,553	175,334	151,347	23,987
Assumed mortgage from former owner, made new second mortgage	135,333	11,354	123,979	28,065	1,275	8,833	17,957	56,180	1,544	54,636	51,088	8,535	42,553
Borrowed, other than mortgage	33,054	31,510	1,544	6,190	6,190	...	...	6,246	6,246	...	20,618	19,074	1,544
All cash	34,354	32,554	1,800	...	...	...	...	...	...	...	34,354	32,554	1,800
Not by purchase	7,802	7,802	...	...	...	...	...	...	...	...	7,802	7,802	...
Gift or inheritance	6,003	6,003	...	...	...	...	...	...	...	...	6,003	6,003	...
Other	1,799	1,799	...	...	...	...	...	...	...	...	1,799	1,799	...
Monthly Housing Costs													
Acquired before 1959	2,417,053	2,094,149	322,904	656,849	569,991	57,930	28,928	638,399	587,014	51,385	1,121,805	937,144	184,661
Less than $30	6,033	6,033	...	1,543	1,543	...	...	2,245	2,245	...	2,245	2,245	...
$30 to $39	8,982	8,982	...	...	...	...	...	...	...	...	8,982	8,982	...
$40 to $49	14,422	14,422	...	...	...	...	...	...	...	...	14,422	14,422	...
$50 to $59	101,921	101,921	...	67,858	67,858	...	...	753	753	...	33,310	33,310	...
$60 to $69	111,296	108,209	3,087	40,105	40,105	...	...	19,722	19,722	...	51,469	48,382	3,087
$70 to $79	231,095	211,235	19,860	62,654	47,667	13,697	1,290	53,746	53,746	...	114,695	109,822	4,873
$80 to $89	321,922	299,738	22,184	79,660	62,439	17,221	...	107,578	107,578	...	134,684	129,721	4,963
$90 to $99	333,686	297,802	35,884	84,241	71,047	11,319	1,875	115,431	110,300	5,131	134,014	116,455	17,559
$100 to $119	495,428	415,228	80,200	147,660	121,232	10,632	15,796	162,410	150,742	11,668	185,358	143,254	42,104
$120 to $149	451,414	381,116	70,298	126,831	118,861	3,261	4,709	130,209	115,615	14,594	194,374	146,640	47,734
$150 to $199	227,292	168,755	58,537	33,503	30,429	1,800	1,274	45,145	26,313	18,832	148,644	112,013	36,631
$200 or more	113,562	80,708	32,854	12,794	8,810	...	3,984	1,160	...	1,160	99,608	71,898	27,710
Median.....dollars..	103	100	120	99	99	89	...	102	100	138	107	101	132
Acquired 1959 and 1960 (part)	504,346	436,864	67,482	134,609	129,866	...	4,743	106,759	86,571	20,188	262,978	220,427	42,551
Annual Housing Costs as Percent of Income													
Acquired before 1959	2,417,053	2,094,149	322,904	656,849	569,991	57,930	28,928	638,399	587,014	51,385	1,121,805	937,144	184,661
Less than 5 percent	9,900	9,900	...	3,417	3,417	...	...	2,245	2,245	...	4,238	4,238	...
5 to 9 percent	125,208	115,165	10,043	42,917	38,540	3,087	1,290	31,641	30,351	1,290	50,650	46,274	4,376
10 to 14 percent	601,145	562,682	38,463	197,637	176,893	17,213	3,531	147,386	144,936	2,450	256,122	240,853	15,269
15 to 19 percent	645,009	581,990	63,019	171,253	146,693	18,004	6,556	211,813	203,739	8,074	261,943	231,558	30,385
20 to 24 percent	462,596	389,540	73,056	114,603	103,122	4,617	6,864	128,993	120,959	8,034	219,000	165,459	53,541
25 to 29 percent	222,466	155,654	66,812	53,688	39,892	10,122	3,674	64,200	42,179	22,021	104,578	73,583	30,995
30 to 34 percent	90,865	70,576	20,289	16,004	16,004	...	...	18,360	12,554	5,806	56,501	42,018	14,483
35 to 39 percent	74,535	59,586	14,949	20,742	15,524	3,343	1,875	11,758	9,323	2,435	42,035	34,739	7,296
40 percent or more	185,329	149,056	36,273	36,588	29,906	1,544	5,138	22,003	20,728	1,275	126,738	98,422	28,316
Median.....percent..	19	18	23	17	17	17	...	18	18	26	20	19	24
Acquired 1959 and 1960 (part)	504,346	436,864	67,482	134,609	129,866	...	4,743	106,759	86,571	20,188	262,978	220,427	42,551
Income[1]													
Less than $2,000	111,747	100,183	11,564	33,027	29,179	...	3,848	14,452	13,178	1,274	64,268	57,826	6,442
$2,000 to $2,999	96,083	74,824	21,259	17,806	16,262	1,544	...	6,921	6,921	...	71,356	51,641	19,715
$3,000 to $3,999	136,612	112,584	24,028	22,952	16,445	4,632	1,875	32,453	28,629	3,824	81,207	67,510	13,697
$4,000 to $4,999	260,943	221,563	39,380	55,665	47,359	3,342	4,964	53,192	50,118	3,074	152,086	124,086	28,000
$5,000 to $5,999	490,766	427,321	63,445	138,842	124,356	13,196	1,290	154,644	140,898	13,746	197,280	162,067	35,213
$6,000 to $6,999	469,784	412,419	57,365	127,250	113,678	7,974	5,598	127,247	114,038	13,209	215,287	184,703	30,584
$7,000 to $7,999	365,751	314,499	51,252	112,477	97,266	10,099	5,112	114,566	96,854	17,712	138,708	120,379	18,329
$8,000 to $8,999	227,827	193,865	33,962	67,018	58,917	7,196	905	68,118	64,378	3,740	92,691	70,570	22,121
$9,000 to $9,999	191,238	172,755	18,483	71,034	67,961	1,799	1,274	45,982	43,417	2,565	74,222	61,377	12,845
$10,000 to $11,999	275,744	246,331	29,413	76,181	69,051	3,599	3,531	74,655	70,932	3,723	124,908	106,348	18,560
$12,000 to $14,999	168,956	147,556	21,400	55,156	46,877	4,549	3,730	33,157	29,547	3,610	80,643	71,132	9,511
$15,000 or more	125,948	107,113	18,835	14,050	12,506	...	1,544	19,771	14,675	5,096	92,127	79,932	12,195
Median.....dollars..	6,800	6,800	6,600	7,000	7,000	6,800	...	6,900	6,900	7,000	6,600	6,600	6,300
Age of Head													
Under 25 years	64,343	51,059	13,284	21,966	20,676	...	1,290	15,190	12,757	2,433	27,187	17,626	9,561
25 to 34 years	701,454	615,662	85,792	174,090	155,212	13,450	5,428	246,691	223,786	22,905	280,673	236,664	44,009
35 to 44 years	1,090,868	944,477	146,391	314,961	282,600	20,220	12,141	319,127	292,265	26,862	456,780	369,612	87,168
45 to 64 years	927,514	796,640	130,874	249,486	214,012	20,662	14,812	149,719	130,346	19,373	528,309	452,282	76,027
65 years and over	137,220	123,175	14,045	30,955	27,357	3,598	...	14,431	14,431	...	91,834	81,387	10,447
Median	41	41	42	41	41	43	...	38	38	39	43	44	42

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	2,577,544	2,243,332	334,212	711,027	635,198	46,613	29,216	677,462	613,848	63,614	1,189,055	994,286	194,769
Under 45 years	1,700,876	1,487,819	213,057	475,669	433,694	25,696	16,279	536,863	488,373	48,490	688,344	565,752	122,592
With own children under 18	1,557,949	1,359,744	198,205	438,525	402,024	22,097	14,404	493,113	447,771	45,342	626,311	509,949	116,362
No own children under 18	142,927	128,075	14,852	37,144	31,670	3,599	1,875	43,750	40,602	3,148	62,033	55,803	6,230
45 to 64 years	781,956	671,248	110,708	212,499	180,444	19,118	12,937	129,651	114,527	15,124	439,806	376,277	63,529
With own children under 18	413,775	344,537	69,238	129,988	102,437	17,318	10,233	69,452	61,765	7,687	214,335	180,335	34,000
No own children under 18	368,181	326,711	41,470	82,511	78,007	1,800	2,704	60,199	52,762	7,437	225,471	195,942	29,529
65 years and over	94,712	84,265	10,447	22,859	21,060	1,799	...	10,948	10,948	...	60,905	52,257	8,648
Other households with 2 or more persons	226,009	184,066	41,943	66,768	50,996	11,317	4,455	46,397	42,148	4,249	112,844	90,922	21,922
Under 65 years	209,376	171,031	38,345	63,425	49,452	9,518	4,455	44,074	39,825	4,249	101,877	81,754	20,123
65 years and over	16,633	13,035	3,598	3,343	1,544	1,799	...	2,323	2,323	...	10,967	9,168	1,799
Households with 1 person	117,846	103,615	14,231	13,663	13,663	...	...	21,299	17,589	3,710	82,884	72,363	10,521
Under 65 years	91,971	77,740	14,231	8,910	8,910	...	...	20,139	16,429	3,710	62,922	52,401	10,521
65 years and over	25,875	25,875	...	4,753	4,753	...	...	1,160	1,160	...	19,962	19,962	...
Color of Head													
White	2,812,621	2,442,802	369,819	773,762	682,161	57,930	33,671	721,869	650,296	71,573	1,316,990	1,110,345	206,645
Nonwhite	108,778	88,211	20,567	17,696	17,696	...	...	23,289	23,289	...	67,793	47,226	20,567
Persons													
1 person	117,846	103,615	14,231	13,663	13,663	...	...	21,299	17,589	3,710	82,884	72,363	10,521
2 persons	570,267	505,431	64,836	130,711	119,189	8,742	2,780	112,401	101,306	11,095	327,155	284,936	42,219
3 persons	568,767	493,817	74,950	171,379	150,902	16,098	4,379	144,677	133,430	11,247	252,711	209,485	43,226
4 persons	752,490	643,881	108,609	192,977	165,050	19,048	8,879	212,414	190,386	22,028	347,099	288,445	58,654
5 persons	531,208	464,258	66,950	192,142	168,931	10,700	12,511	157,211	141,679	15,532	181,855	153,648	28,207
6 persons or more	380,821	320,011	60,810	90,586	82,122	3,342	5,122	97,156	89,195	7,961	193,079	148,694	44,385
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	1,163,398	962,287	201,111	328,173	302,928	8,833	16,412	247,621	201,910	45,711	587,604	457,449	130,155
Less than 1.0	78,772	66,950	11,822	6,251	6,251	...	...	5,556	3,105	2,451	66,965	57,594	9,371
1.0 to 1.4	164,230	142,149	22,081	44,096	40,565	...	3,531	20,003	17,554	2,449	100,131	84,030	16,101
1.5 to 1.9	311,473	248,095	63,378	119,013	110,356	1,221	7,436	68,945	51,166	17,779	123,515	86,573	36,942
2.0 to 2.4	257,248	207,060	50,188	89,305	80,149	7,612	1,544	65,590	55,573	10,017	102,353	71,338	31,015
2.5 to 2.9	165,286	143,974	21,312	41,625	39,014	...	2,611	52,227	45,469	6,758	71,434	59,491	11,943
3.0 to 3.4	69,728	59,147	10,581	7,627	7,627	...	...	20,808	18,374	2,434	41,293	33,146	8,147
3.5 to 3.9	35,068	26,996	8,072	2,449	1,159	...	1,290	6,785	4,236	2,549	25,834	21,601	4,233
4.0 or more	81,593	67,916	13,677	17,807	17,807	...	...	7,707	6,433	1,274	56,079	43,676	12,403
Median.....ratio	2.1	2.1	2.0	2.0	2.0	...	...	2.2	2.3	...	2.0	2.0	2.0
Other properties	1,758,001	1,568,726	189,275	463,285	396,929	49,097	17,259	497,537	471,675	25,862	797,179	700,122	97,057
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	2,913,118	2,522,732	390,386	791,458	699,857	57,930	33,671	745,158	673,585	71,573	1,376,502	1,149,290	227,212
Less than 5 percent	146,129	128,487	17,642	58,714	48,939	8,485	1,290	27,595	25,145	2,450	59,820	54,403	5,417
5 to 9 percent	1,044,232	889,951	154,281	331,292	274,847	40,196	16,249	289,433	263,180	26,253	423,507	351,924	71,583
10 to 14 percent	1,040,687	903,026	137,661	280,402	263,247	6,161	10,994	306,181	269,569	36,612	454,104	370,210	83,894
15 to 19 percent	353,285	309,287	43,998	64,040	62,496	1,544	...	74,325	71,891	2,434	214,920	174,900	40,020
20 to 24 percent	139,211	119,770	19,441	26,720	25,430	...	1,290	25,561	23,011	2,550	86,930	71,329	15,601
25 to 29 percent	48,060	44,136	3,924	7,078	5,534	1,544	...	3,839	3,839	...	37,143	34,763	2,380
30 to 34 percent	28,793	26,918	1,875	2,440	2,440	...	...	1,799	1,799	...	24,554	22,679	1,875
35 to 39 percent	22,243	22,243	...	...	...	...	...	3,772	3,772	...	18,471	18,471	...
40 percent or more	90,478	78,914	11,564	20,772	16,924	...	3,848	12,653	11,379	1,274	57,053	50,611	6,442
Median.....percent	11	11	11	10	10	8	...	11	11	11	12	12	12
No regular payments required	8,281	8,281	...	...	...	...	...	...	...	...	8,281	8,281	...
Real Estate Tax as Percent of Income													
Acquired before 1959	2,417,053	2,094,149	322,904	656,849	569,991	57,930	28,928	638,399	587,014	51,385	1,121,805	937,144	184,661
Less than 1.0 percent	233,214	211,037	22,177	76,262	70,931	1,800	3,531	19,782	19,782	...	137,170	120,324	16,846
1.0 to 1.9 percent	495,425	418,087	77,338	129,112	109,251	14,579	5,282	111,890	106,471	5,419	254,423	202,365	52,058
2.0 to 2.9 percent	545,454	481,327	64,127	144,557	120,942	20,797	2,818	181,691	172,613	9,078	219,206	187,772	31,434
3.0 to 3.9 percent	459,723	402,135	57,588	127,569	114,658	8,741	4,170	177,072	156,062	21,010	155,082	131,415	23,667
4.0 to 4.9 percent	259,498	221,897	37,601	50,618	43,884	4,294	2,440	65,628	60,258	5,370	143,252	117,755	25,497
5.0 to 7.4 percent	235,291	198,017	37,274	83,182	73,002	4,631	5,549	44,816	35,583	9,233	107,293	89,432	17,861
7.5 to 9.9 percent	92,290	73,956	18,334	21,178	18,344	1,544	1,290	22,895	21,620	1,275	48,217	33,992	14,225
10 percent or more	96,158	87,693	8,465	24,371	18,979	1,544	3,848	14,625	14,625	...	57,162	54,089	3,073
Median.....percent	2.9	2.9	3.0	2.9	2.9	2.6	...	3.0	3.0	3.5	2.8	2.8	2.7
Acquired 1959 and 1960 (part)	504,346	436,864	67,482	134,609	129,866	...	4,743	106,759	86,571	20,188	262,978	220,427	42,551
Veteran Status													
Korean War service	405,776	356,100	49,676	64,897	46,536	16,282	2,079	209,946	195,548	14,398	130,933	114,016	16,917
Korean War service only	226,259	210,295	15,964	25,902	22,233	2,495	1,174	121,621	117,509	4,112	78,736	70,553	8,183
Korean War and other service	179,517	145,805	33,712	38,995	24,303	13,787	905	88,325	78,039	10,286	52,197	43,463	8,734
Other service	1,311,227	1,137,802	173,425	329,317	285,713	32,652	10,952	436,661	400,534	36,127	545,249	451,555	93,694
With World War II service	1,153,417	1,008,063	145,354	271,077	239,041	26,222	5,814	404,672	372,270	32,402	477,668	396,752	80,916
No World War II service	157,810	129,739	28,071	58,240	46,672	6,430	5,138	31,989	28,264	3,725	67,581	54,803	12,778
Nonveteran	1,204,396	1,037,111	167,285	397,244	367,608	8,996	20,640	98,551	77,503	21,048	708,601	592,000	116,601

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	25,670,120	22,447,361	3,222,759	6,721,750	6,173,311	261,998	286,441	7,394,363	6,661,796	732,567	11,554,007	9,612,254	1,941,753
Average first mortgage debt	8.2	8.4	7.5	8.4	8.7	4.5	8.4	9.8	9.8	10.1	7.4	7.4	7.4
First mortgage debt on 1-dwelling-unit properties	24,247,969	21,303,437	2,944,532	6,610,857	6,067,475	261,998	281,384	7,329,914	6,602,393	727,521	10,307,198	8,633,569	1,673,629
Average first mortgage debt	8.3	8.4	7.5	8.4	8.7	4.5	8.4	9.8	9.8	10.2	7.4	7.5	7.4
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	40,790	38,011	2,779	...	...	...	...	...	...	...	40,790	38,011	2,779
$2,000 to $3,999	365,694	297,859	67,835	15,205	15,205	...	...	5,164	5,164	...	345,325	277,490	67,835
$4,000 to $5,999	1,532,048	1,192,902	339,146	495,720	393,541	92,292	9,887	58,930	45,896	13,034	977,398	753,465	223,933
$6,000 to $7,999	2,104,607	1,658,507	446,100	633,689	471,422	125,656	36,611	428,823	358,878	69,945	1,042,095	828,207	213,888
$8,000 to $9,999	3,826,519	3,268,191	558,328	1,167,261	1,033,520	44,050	89,691	1,377,780	1,201,397	176,383	1,281,478	1,033,274	248,204
$10,000 to $11,999	4,597,586	4,199,623	397,963	1,405,511	1,369,134	...	36,377	1,555,937	1,430,921	125,016	1,636,138	1,399,568	236,570
$12,000 to $13,999	4,792,951	4,370,561	422,390	1,235,261	1,196,123	...	39,138	1,937,928	1,766,920	171,008	1,619,762	1,407,518	212,244
$14,000 to $15,999	3,003,225	2,806,308	196,917	608,699	608,699	...	...	1,211,293	1,169,521	41,772	1,183,233	1,028,088	155,145
$16,000 to $19,999	2,409,041	2,074,757	334,284	932,445	862,765	...	69,680	569,961	439,598	130,363	906,635	772,394	134,241
$20,000 to $24,999	1,018,235	927,671	90,564	117,066	117,066	...	...	184,098	184,098	...	717,071	626,507	90,564
$25,000 or more	557,273	469,047	88,226	...	...	...	...	...	...	...	557,273	469,047	88,226
First Mortgage Outstanding Debt													
Less than $2,000	242,433	217,431	25,002	24,789	24,789	...	...	10,831	10,831	...	206,813	181,811	25,002
$2,000 to $3,999	1,288,678	1,099,999	188,679	438,955	384,645	44,423	9,887	107,466	100,630	6,836	742,257	614,724	127,533
$4,000 to $5,999	2,110,295	1,594,309	515,986	671,129	437,337	209,931	23,861	316,869	278,437	38,432	1,122,297	878,535	243,762
$6,000 to $7,999	3,029,841	2,627,751	402,090	675,712	599,643	7,644	68,425	936,264	841,362	94,902	1,417,865	1,186,746	231,119
$8,000 to $9,999	3,763,127	3,355,311	407,816	1,126,452	1,069,217	...	57,235	1,456,914	1,337,722	119,192	1,179,761	948,372	231,389
$10,000 to $11,999	4,272,077	3,819,576	452,501	1,227,475	1,194,016	...	33,459	1,453,341	1,272,618	180,723	1,591,261	1,352,942	238,319
$12,000 to $13,999	3,993,437	3,576,995	416,442	1,071,332	1,032,577	...	38,755	1,591,932	1,434,859	157,073	1,330,173	1,109,559	220,614
$14,000 to $15,999	2,297,254	2,176,471	120,783	630,634	595,986	...	34,648	809,032	791,632	17,400	857,588	788,853	68,735
$16,000 to $19,999	2,333,472	2,031,289	302,183	744,379	729,265	...	15,114	613,209	500,246	112,963	975,884	801,778	174,106
$20,000 to $24,999	588,296	534,826	53,470	...	...	...	...	34,056	34,056	...	554,240	500,770	53,470
$25,000 or more	329,059	269,479	59,580	...	...	...	...	...	...	...	329,059	269,479	59,580
Term of First Mortgage													
Indefinite	75,613	58,982	16,631	...	...	...	...	...	...	...	75,613	58,982	16,631
On demand	59,027	36,021	23,006	...	...	...	...	...	...	...	59,027	36,021	23,006
Less than 8 years	581,175	520,546	60,629	7,184	7,184	...	...	...	...	...	573,991	513,362	60,629
8 to 12 years	1,294,918	1,091,834	203,084	42,820	42,820	...	...	...	...	...	1,252,098	1,049,014	203,084
13 to 17 years	2,636,154	2,183,217	452,937	171,684	171,684	...	...	29,165	29,165	...	2,435,305	1,982,368	452,937
18 to 22 years	6,878,062	6,033,789	844,273	1,774,437	1,613,199	76,345	84,893	711,819	677,815	34,004	4,391,806	3,742,775	649,031
23 to 27 years	6,976,748	6,171,394	805,354	3,177,357	2,851,696	185,653	140,008	2,430,421	2,219,039	211,382	1,368,970	1,100,659	268,311
28 to 32 years	5,636,025	5,112,521	523,504	1,342,420	1,301,051	...	41,369	4,158,509	3,676,374	482,135	135,096	135,096	...
33 years or more	110,247	95,133	15,114	94,955	79,841	...	15,114	...	...	...	15,292	15,292	...
Interest Rate of First Mortgage													
Less than 4.0 percent	22,910	22,910	...	...	...	...	...	...	...	...	22,910	22,910	...
4.0 percent	2,376,702	2,121,884	254,818	139,243	54,540	63,045	21,658	1,354,951	1,216,438	138,513	882,508	850,906	31,602
4.1 to 4.4 percent	777,640	717,567	60,073	713,596	653,523	21,386	38,687	...	...	...	64,044	64,044	...
4.5 percent	7,353,622	6,396,026	957,596	2,208,535	1,857,038	177,567	173,930	4,920,631	4,331,623	589,008	224,456	207,365	17,091
4.6 to 4.9 percent	802,901	802,901	...	14,314	14,314	...	...	666,928	666,928	...	121,659	121,659	...
5.0 percent	2,272,706	2,047,343	225,363	496,468	468,196	...	28,272	33,774	33,774	...	1,742,464	1,545,373	197,091
5.1 to 5.4 percent	3,300,689	3,281,852	18,837	2,750,634	2,731,797	...	18,837	353,630	353,630	...	196,425	196,425	...
5.5 percent	847,656	692,727	154,929	...	...	...	...	...	...	...	847,656	692,727	154,929
5.6 to 5.9 percent	668,582	617,659	50,923	288,067	288,067	...	...	...	...	...	380,515	329,592	50,923
6.0 percent	3,761,196	3,088,027	673,169	...	...	...	...	...	...	...	3,761,196	3,088,027	673,169
6.1 to 6.9 percent	1,240,712	763,730	476,982	...	...	...	...	...	...	...	1,240,712	763,730	476,982
7.0 percent	367,480	313,273	54,207	...	...	...	...	...	...	...	367,480	313,273	54,207
7.1 to 7.9 percent	344,698	327,063	17,635	...	...	...	...	...	...	...	344,698	327,063	17,635
8.0 percent or more	110,475	110,475	...	...	...	...	...	...	...	...	110,475	110,475	...
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	6,668,804	5,938,195	730,609	1,711,992	1,661,301	...	50,691	1,399,670	1,150,324	249,346	3,557,142	3,126,570	430,572
1958	4,374,030	3,742,460	631,570	1,624,213	1,558,110	5,739	60,364	862,026	727,755	134,271	1,887,791	1,456,595	431,196
1957	3,041,363	2,395,078	646,285	544,941	451,225	36,635	57,081	734,287	606,633	127,654	1,762,135	1,337,220	424,915
1955 and 1956	5,968,201	5,399,798	568,403	1,517,825	1,418,244	46,461	53,120	2,661,724	2,475,205	186,519	1,788,652	1,506,349	282,303
1950 to 1954	3,768,434	3,490,729	277,705	974,327	828,837	85,362	60,128	1,578,174	1,548,443	29,731	1,215,933	1,113,449	102,484
1945 to 1949	389,238	299,278	89,960	199,660	111,859	87,801	...	94,033	94,033	...	95,545	93,386	2,159
1940 to 1944	35,380	35,380	...	35,380	35,380	...	...	...	...	...	...	...	...
1939 or earlier	2,519	2,519	...	2,519	2,519	...	...	...	...	...	...	...	...
Method of Payment of First Mortgage													
Regular payments required	24,188,682	21,244,150	2,944,532	6,610,857	6,067,475	261,998	281,384	7,329,914	6,602,393	727,521	10,247,911	8,574,282	1,673,629
Interest and principal	24,107,966	21,172,544	2,935,422	6,610,857	6,067,475	261,998	281,384	7,329,914	6,602,393	727,521	10,167,195	8,502,676	1,664,519
Interest only	68,324	59,214	9,110	...	...	...	...	...	...	...	68,324	59,214	9,110
Principal only	12,392	12,392	...	...	...	...	...	...	...	...	12,392	12,392	...
No regular payments required	59,287	59,287	...	...	...	...	...	...	...	...	59,287	59,287	...

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	24,188,682	21,244,150	2,944,532	6,610,857	6,067,475	261,998	281,384	7,329,914	6,602,393	727,521	10,247,911	8,574,282	1,673,629
Less than $30	193,007	170,796	22,211	100,130	87,535	12,595	...	10,873	10,873	...	82,004	72,388	9,616
$30 to $39	879,323	709,323	170,000	517,489	414,808	102,681	...	103,641	96,805	6,836	258,193	197,710	60,483
$40 to $49	2,277,564	1,736,756	540,808	744,722	488,915	130,957	124,850	828,411	701,639	126,772	704,431	546,202	158,229
$50 to $59	3,733,926	3,380,592	353,334	1,073,124	1,035,701	15,765	21,658	1,602,472	1,462,721	139,751	1,058,330	882,170	176,160
$60 to $69	4,064,641	3,639,355	425,286	1,169,958	1,157,058	...	12,900	1,705,263	1,510,277	194,986	1,189,420	972,020	217,400
$70 to $79	4,339,654	3,940,899	398,755	1,108,660	1,056,364	...	52,296	1,773,451	1,660,722	112,729	1,457,543	1,223,813	233,730
$80 to $89	2,388,717	2,099,583	289,134	560,317	545,203	...	15,114	668,611	637,407	31,204	1,159,789	916,973	242,816
$90 to $99	1,840,505	1,699,386	141,119	561,250	526,602	...	34,648	251,822	234,422	17,400	1,027,433	938,362	89,071
$100 to $119	2,147,647	1,879,841	267,806	622,882	602,964	...	19,918	385,370	287,527	97,843	1,139,395	989,350	150,045
$120 to $149	1,148,783	991,494	157,289	152,325	152,325	...	...	...	...	...	996,458	839,169	157,289
$150 to $199	768,085	648,875	119,210	...	...	...	...	...	...	...	768,085	648,875	119,210
$200 or more	406,830	347,250	59,580	...	...	...	...	...	...	...	406,830	347,250	59,580
No regular payments required	59,287	59,287	...	...	...	...	...	...	...	...	59,287	59,287	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	23,193,718	20,508,741	2,684,977	6,409,296	5,939,774	238,232	231,290	6,986,971	6,298,525	688,446	9,797,451	8,270,442	1,527,009
Delinquent	994,964	735,409	259,555	201,561	127,701	23,766	50,094	342,943	303,868	39,075	450,460	303,840	146,620
No regular payments required	59,287	59,287	...	...	...	...	...	...	...	...	59,287	59,287	...
Holder of First Mortgage													
Commercial bank or trust company, own account	4,573,315	4,252,179	321,136	2,659,433	2,471,906	85,555	101,972	813,480	744,742	68,738	1,100,402	1,035,531	64,871
Commercial bank or trust company, trust account	31,674	31,674	...	5,971	5,971	...	...	...	...	...	25,703	25,703	...
Mutual savings bank	1,768,447	1,572,412	196,035	604,511	578,793	5,800	19,918	1,104,372	951,690	152,682	59,564	41,929	17,635
Savings and loan association	6,856,867	5,478,292	1,378,575	732,966	683,541	36,525	12,900	1,917,461	1,745,808	171,653	4,206,440	3,048,943	1,157,497
Life insurance company	5,402,792	4,730,492	672,300	1,735,663	1,566,255	109,702	59,706	1,880,991	1,600,545	280,446	1,786,138	1,563,692	222,446
Mortgage company	258,239	223,591	34,648	74,528	39,880	...	34,648	166,332	166,332	...	17,379	17,379	...
Real estate or construction company	315,437	298,534	16,903	...	...	...	...	...	...	...	315,437	298,534	16,903
Federal or State agency	3,078,029	2,943,360	134,669	724,858	683,957	...	40,901	1,369,625	1,315,623	54,002	983,546	943,780	39,766
Retirement system, welfare fund, etc	124,498	115,863	8,635	16,931	8,296	8,635	...	69,810	69,810	...	37,757	37,757	...
Other nonprofit organization	6,639	6,639	...	6,639	6,639	...	...	...	...	...	...	...	...
Individual or individual's estate	1,699,762	1,550,343	149,419	...	...	...	...	7,843	7,843	...	1,691,919	1,542,500	149,419
Other	132,270	100,058	32,212	49,357	22,237	15,781	11,339	...	...	...	82,913	77,821	5,092
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	530,467	487,500	42,967	83,181	83,181	...	...	29,989	29,989	...	417,297	374,330	42,967
20 to 29 percent	1,132,329	986,136	146,193	213,638	162,218	41,533	9,887	137,939	131,103	6,836	780,752	692,815	87,937
30 to 39 percent	2,099,195	1,670,490	428,705	499,526	329,008	110,561	59,957	185,214	175,679	9,535	1,414,455	1,165,803	248,652
40 to 49 percent	2,181,035	1,767,567	413,468	444,750	372,852	64,803	7,095	305,276	271,465	33,811	1,431,009	1,123,250	307,759
50 to 59 percent	3,569,677	2,971,619	598,058	905,859	771,736	38,157	95,966	693,055	639,353	53,702	1,970,763	1,560,530	410,233
60 to 69 percent	4,359,503	3,694,826	664,677	1,268,936	1,179,294	...	89,642	1,491,071	1,260,380	230,691	1,599,496	1,255,152	344,344
70 to 79 percent	5,199,422	4,717,696	481,726	1,280,144	1,273,200	6,944	...	2,382,926	2,076,035	306,891	1,536,352	1,368,461	167,891
80 to 89 percent	3,359,561	3,230,731	128,830	1,342,596	1,323,759	...	18,837	1,184,585	1,138,438	46,147	832,380	768,534	63,846
90 to 99 percent	1,687,018	1,661,645	25,373	563,997	563,997	...	...	827,655	802,282	25,373	295,366	295,366	...
100 percent or more	129,762	115,227	14,535	8,230	8,230	...	...	92,204	77,669	14,535	29,328	29,328	...

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	26,649,929	6,866,155	7,543,812	12,239,962
Average total mortgage debt	8.6	8.6	10.0	7.9
Total mortgage debt on 1-dwelling-unit properties	25,114,462	6,753,145	7,475,175	10,886,142
Average total mortgage debt	8.6	8.5	10.0	7.9
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	227,645	24,789	10,831	192,025
$2,000 to $3,999	1,177,681	401,489	100,630	675,562
$4,000 to $5,999	1,908,227	602,966	294,677	1,010,584
$6,000 to $7,999	3,214,607	733,528	887,001	1,594,078
$8,000 to $9,999	3,832,986	1,229,318	1,423,110	1,180,558
$10,000 to $11,999	4,344,770	1,264,274	1,468,340	1,612,156
$12,000 to $13,999	4,165,857	1,095,095	1,615,354	1,455,408
$14,000 to $15,999	2,608,627	614,820	939,812	1,053,995
$16,000 to $19,999	2,363,135	786,866	596,386	979,883
$20,000 to $24,999	843,879	...	139,034	704,845
$25,000 or more	427,048	...	...	427,048
Total Outstanding Debt as Percent of Value				
Less than 20 percent	511,829	83,181	29,989	398,659
20 to 29 percent	1,020,044	176,496	131,103	712,445
30 to 39 percent	1,872,158	393,053	185,034	1,294,071
40 to 49 percent	2,106,079	477,335	282,625	1,346,119
50 to 59 percent	3,409,955	994,817	664,973	1,750,165
60 to 69 percent	4,493,200	1,326,612	1,293,688	1,872,900
70 to 79 percent	5,555,652	1,367,923	2,321,655	1,866,074
80 to 89 percent	3,956,969	1,361,501	1,465,664	1,129,804
90 to 99 percent	2,042,621	563,997	992,047	486,577
100 percent or more	145,955	8,230	108,397	29,328
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	110,676	6,716	...	103,960
$5,000 to $7,400	629,074	213,372	41,961	373,741
$7,500 to $9,900	1,221,019	370,122	191,487	659,410
$10,000 to $12,400	3,478,758	1,042,838	1,165,302	1,270,618
$12,500 to $14,900	4,338,744	1,433,485	1,744,581	1,160,678
$15,000 to $17,400	5,241,987	1,571,096	2,280,710	1,390,181
$17,500 to $19,000	2,941,658	580,887	1,017,484	1,343,287
$20,000 to $24,900	2,893,975	945,777	572,543	1,375,655
$25,000 to $34,900	2,625,752	568,890	423,434	1,633,428
$35,000 or more	1,632,819	19,962	37,673	1,575,184
Year Built				
1958 and 1959	3,800,520	1,170,161	939,491	1,690,868
1955 to 1957	7,262,157	1,475,300	3,305,985	2,480,872
1950 to 1954	7,023,361	2,298,245	2,400,344	2,324,772
1940 to 1949	3,707,541	1,176,192	533,777	1,997,572
1930 to 1939	1,304,423	190,453	101,438	1,012,532
1929 or earlier	2,016,460	442,794	194,140	1,379,526
Condition				
Not dilapidated	25,033,863	6,705,960	7,460,747	10,867,156
Dilapidated	80,599	47,185	14,428	18,986

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	19,179,754	5,049,720	6,047,446	8,082,588
Less than 5 percent	51,147	27,579	5,164	18,404
5 to 9 percent	763,519	198,034	255,333	310,152
10 to 14 percent	3,923,574	1,156,719	1,245,616	1,521,239
15 to 19 percent	5,197,208	1,472,114	1,952,742	1,772,352
20 to 24 percent	4,208,512	1,152,943	1,247,946	1,807,623
25 to 29 percent	2,095,966	478,181	774,169	843,616
30 to 34 percent	735,912	157,616	177,253	401,043
35 to 39 percent	614,215	129,009	153,983	331,223
40 percent or more	1,589,701	277,525	235,240	1,076,936
Acquired 1959 and 1960 (part)	5,934,708	1,703,425	1,427,729	2,803,554
Income[1]				
Less than $2,000	716,981	229,714	149,034	338,233
$2,000 to $2,999	738,177	110,083	71,856	556,238
$3,000 to $3,999	838,434	167,826	246,667	423,941
$4,000 to $4,999	1,656,184	430,075	476,855	749,254
$5,000 to $5,999	3,717,053	875,766	1,558,202	1,283,085
$6,000 to $6,999	3,854,722	1,099,382	1,221,147	1,534,193
$7,000 to $7,999	3,371,891	1,037,450	1,154,653	1,179,788
$8,000 to $8,999	2,076,526	626,908	680,401	769,217
$9,000 to $9,999	1,832,454	660,311	516,706	655,437
$10,000 to $11,999	2,698,818	804,162	726,158	1,168,498
$12,000 to $14,999	1,737,767	533,550	362,488	841,729
$15,000 or more	1,875,455	177,918	311,008	1,386,529
Age of Head				
Under 25 years	589,342	239,812	192,047	157,483
25 to 34 years	7,008,657	1,781,470	2,716,500	2,510,687
35 to 44 years	9,861,497	2,671,426	3,205,629	3,984,442
45 to 64 years	6,853,063	1,858,058	1,266,857	3,728,148
65 years and over	801,903	202,379	94,142	505,382
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	22,498,077	6,158,263	6,793,100	9,546,714
Under 45 years	16,097,517	4,401,434	5,645,307	6,050,776
With own children under 18	14,757,784	4,024,824	5,154,683	5,578,277
No own children under 18	1,339,733	376,610	490,624	472,499
45 to 64 years	5,816,229	1,598,405	1,090,021	3,127,803
With own children under 18	3,334,947	963,817	674,155	1,696,975
No own children under 18	2,481,282	634,588	415,866	1,430,828
65 years and over	584,331	158,424	57,772	368,135
Other households with 2 or more persons	1,784,143	496,406	466,225	821,512
Under 65 years	1,715,530	473,257	445,167	797,106
65 years and over	68,613	23,149	21,058	24,406
Households with 1 person	832,242	98,476	215,850	517,916
Under 65 years	683,283	77,670	200,538	405,075
65 years and over	148,959	20,806	15,312	112,841
Color of Head				
White	24,389,746	6,584,788	7,300,829	10,504,129
Nonwhite	724,716	168,357	174,346	382,013
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	25,055,175	6,753,145	7,475,175	10,826,855
Less than 5 percent	752,427	214,639	172,639	365,149
5 to 9 percent	6,948,375	2,111,655	2,477,970	2,358,750
10 to 14 percent	9,454,810	3,094,167	2,873,989	3,486,654
15 to 19 percent	4,097,546	808,702	1,196,479	2,092,365
20 to 24 percent	1,483,969	170,027	392,230	921,712
25 to 29 percent	794,140	128,689	136,518	528,933
30 to 34 percent	395,206	30,158	37,883	327,165
35 to 39 percent	167,159	...	45,089	122,070
40 percent or more	961,543	195,108	142,378	624,057
No regular payments required	59,287	...	...	59,287

[1] Income of owner and relatives living with him.

Chapter 7

ATLANTA

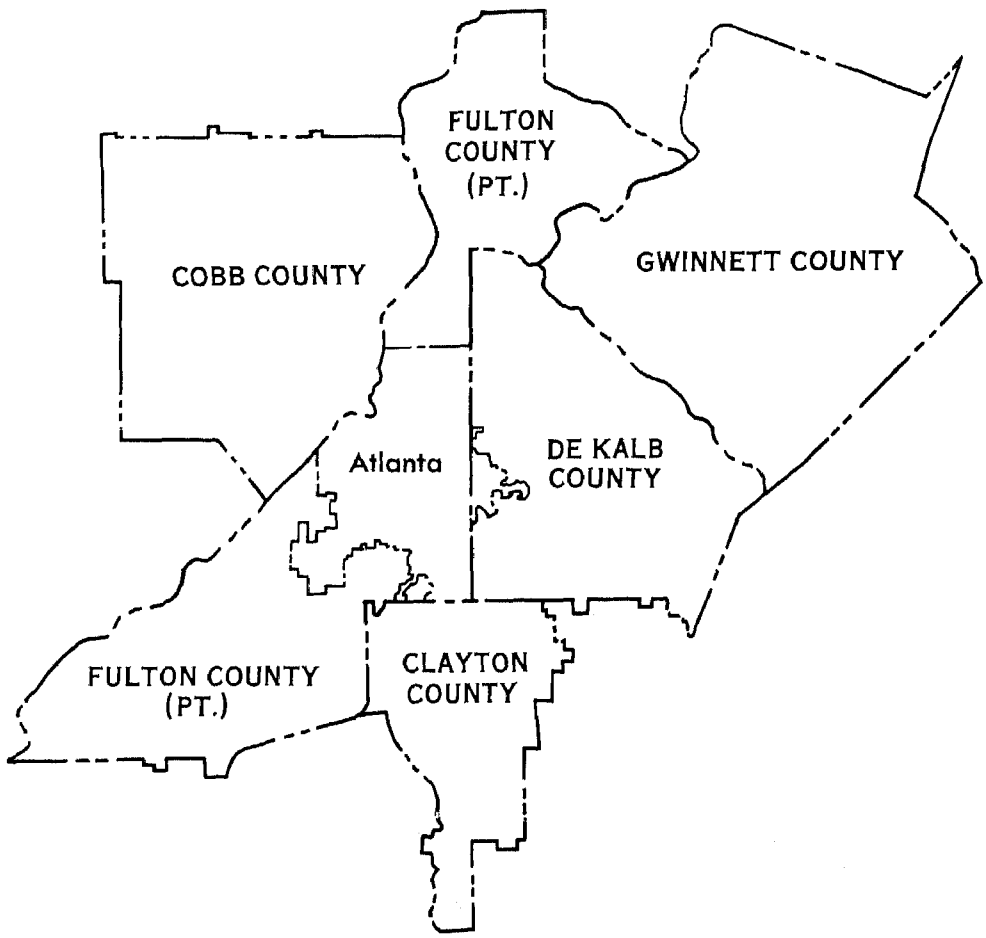
GEORGIA

STANDARD METROPOLITAN STATISTICAL AREA

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	107
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	109
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	115
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	117
5.	Holder of first mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	118

Atlanta, Ga.

STANDARD METROPOLITAN STATISTICAL AREA



0 10 20 MILES

DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959). THE 1959 AREA INCLUDES CLAYTON AND GWINNETT COUNTIES ADDED SINCE 1950. THE 1959 AREA OF THE SMSA IS THE SAME AS THE 1960 AREA.

COUNTY LINE
CITY LIMITS

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	167,203	52,836	114,367
Total 1-dwelling-unit properties.....	151,629	44,449	107,180
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000.....	9,215	5,326	3,889
$5,000 to $7,400.....	14,560	8,104	6,456
$7,500 to $9,900.....	19,142	5,936	13,206
$10,000 to $12,400.....	31,171	8,720	22,451
$12,500 to $14,900.....	21,441	3,755	17,686
$15,000 to $17,400.....	20,062	4,149	15,913
$17,500 to $19,900.....	9,320	923	8,397
$20,000 to $24,900.....	9,893	2,670	7,223
$25,000 to $34,900.....	11,430	2,803	8,627
$35,000 or more.....	5,395	2,063	3,332
Median.....dollars..	12,700	10,800	13,600
Year Built			
1958 and 1959.....	14,665	1,664	13,001
1955 to 1957.....	30,835	2,394	28,441
1950 to 1954.....	34,775	3,917	30,858
1940 to 1949.....	28,898	7,960	20,938
1930 to 1939.....	14,716	9,205	5,511
1929 or earlier.....	27,740	19,309	8,431
Condition			
Not dilapidated.....	148,590	42,499	106,091
Dilapidated.....	3,039	1,950	1,089
Rooms			
Less than 4 rooms.....	4,551	1,750	2,801
4 rooms.....	14,564	5,001	9,563
5 rooms.....	44,573	12,170	32,403
6 rooms.....	56,235	14,714	41,521
7 rooms.....	20,479	5,832	14,647
8 rooms or more.....	11,227	4,982	6,245
Median.....	5.7	5.7	5.7
Purchase Price as Percent of Value			
Acquired by purchase.....	147,567	40,799	106,768
Purchased 1957 to 1960 (part).....	48,786	3,992	44,794
Less than 80 percent.....	4,790	943	3,847
80 to 89 percent.....	9,602	897	8,705
90 to 94 percent.....	9,119	706	8,413
95 to 99 percent.....	9,936	588	9,348
100 percent or more.....	15,339	858	14,481
Median.....percent..	95	91	96
Purchased 1950 to 1956.....	58,329	9,101	49,228
Less than 60 percent.....	4,163	1,963	2,200
60 to 79 percent.....	12,401	1,833	10,568
80 to 89 percent.....	18,799	1,986	16,813
90 to 99 percent.....	14,121	1,332	12,789
100 percent or more.....	8,845	1,987	6,858
Median.....percent..	87	84	87
Purchased 1949 or earlier.....	40,452	27,706	12,746
Less than 40 percent.....	13,869	10,689	3,180
40 to 59 percent.....	11,083	8,996	2,087
60 to 79 percent.....	8,858	4,785	4,073
80 to 99 percent.....	4,616	2,169	2,447
100 percent or more.....	2,026	1,067	959
Median.....percent..	51	47	65
Not acquired by purchase.....	4,062	3,650	412
Real Estate Tax			
Acquired before 1959.....	131,741	43,708	88,033
Less than $50.....	25,173	14,493	10,680
$50 to $99.....	27,174	9,798	17,376
$100 to $149.....	26,043	7,686	18,357
$150 to $199.....	22,114	3,505	18,609
$200 to $249.....	11,847	3,071	8,776
$250 to $299.....	6,793	1,900	4,893
$300 to $499.....	9,373	2,061	7,312
$500 or more.....	3,224	1,194	2,030
Median.....dollars..	126	88	143
Acquired 1959 and 1960 (part).....	19,888	741	19,147

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959.....	131,741	43,708	88,033
Less than $5.....	21,969	11,458	10,511
$5 to $9.....	39,427	12,441	26,986
$10 to $14.....	55,049	13,955	41,094
$15 to $19.....	10,955	3,817	7,138
$20 to $24.....	1,865	1,087	778
$25 to $29.....	930	380	550
$30 to $39.....	753	214	539
$40 or more.....	793	356	437
Median.....dollars..	10	9	11
Acquired 1959 and 1960 (part).....	19,888	741	19,147
OWNER CHARACTERISTICS			
Year Property Acquired			
New.....	73,569	19,869	53,700
1959 and 1960 (part).....	8,080	252	7,828
1957 and 1958.....	11,912	1,904	10,008
1955 and 1956.....	14,451	1,319	13,132
1950 to 1954.....	19,719	3,426	16,293
1945 to 1949.....	7,743	3,024	4,719
1940 to 1944.....	3,144	1,994	1,150
1939 or earlier.....	8,520	7,950	570
Previously occupied.....	78,060	24,580	53,480
1959 and 1960 (part).....	11,808	489	11,319
1957 and 1958.....	17,665	2,026	15,639
1955 and 1956.....	10,703	853	9,850
1950 to 1954.....	14,671	4,646	10,025
1945 to 1949.....	9,942	6,115	3,827
1940 to 1944.....	5,705	4,231	1,474
1939 or earlier.....	7,566	6,220	1,346
Manner of Acquisition			
By purchase or construction.....	147,567	40,799	106,768
Made new mortgage.....	95,319	14,260	81,059
Assumed mortgage from former owner.....	25,509	7,259	18,250
Assumed mortgage from former owner, made new second mortgage.....	4,107	70	4,037
Borrowed, other than mortgage.....	6,503	4,547	1,956
All cash.....	16,129	14,663	1,466
Not by purchase.....	4,062	3,650	412
Gift or inheritance.....	3,919	3,579	340
Other.....	143	71	72
Monthly Housing Costs			
Acquired before 1959.....	131,741	43,708	88,033
Less than $30.....	22,352	21,502	850
$30 to $39.....	10,778	10,235	543
$40 to $49.....	7,340	6,554	786
$50 to $59.....	5,458	2,629	2,829
$60 to $69.....	6,572	1,078	5,494
$70 to $79.....	11,689	371	11,318
$80 to $89.....	10,129	433	9,696
$90 to $99.....	11,709	...	11,709
$100 to $119.....	17,503	216	17,287
$120 to $149.....	15,018	474	14,544
$150 to $199.....	7,631	144	7,487
$200 or more.....	5,562	72	5,490
Median.....dollars..	82	30	101
Acquired 1959 and 1960 (part).....	19,888	741	19,147
Annual Housing Costs as Percent of Income			
Acquired before 1959.....	131,741	43,708	88,033
Less than 5 percent.....	12,239	11,539	700
5 to 9 percent.....	21,179	15,367	5,812
10 to 14 percent.....	31,215	6,202	25,013
15 to 19 percent.....	26,657	3,641	23,016
20 to 24 percent.....	18,339	1,755	16,584
25 to 29 percent.....	6,509	608	5,901
30 to 34 percent.....	3,833	467	3,366
35 to 39 percent.....	2,544	497	2,047
40 percent or more.....	9,226	3,632	5,594
Median.....percent..	15	8	18
Acquired 1959 and 1960 (part).....	19,888	741	19,147

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	14,971	9,395	5,576
$2,000 to $2,999	9,432	4,693	4,739
$3,000 to $3,999	10,559	4,452	6,107
$4,000 to $4,999	14,375	5,317	9,058
$5,000 to $5,999	18,829	4,988	13,841
$6,000 to $6,999	15,838	3,109	12,729
$7,000 to $7,999	13,939	2,274	11,665
$8,000 to $8,999	11,475	1,927	9,548
$9,000 to $9,999	11,576	1,389	10,187
$10,000 to $11,999	12,792	2,557	10,235
$12,000 to $14,999	9,153	1,547	7,606
$15,000 or more	8,690	2,801	5,889
Median.....dollars..	6,500	4,700	7,100
Age of Head			
Under 25 years	1,967	72	1,895
25 to 34 years	32,246	1,854	30,392
35 to 44 years	42,385	4,425	37,960
45 to 64 years	56,717	24,110	32,607
65 years and over	18,314	13,988	4,326
Median	45	58	41
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	128,179	30,762	97,417
Under 45 years	71,385	5,694	65,691
With own children under 18	63,292	5,102	58,190
No own children under 18	8,093	592	7,501
45 to 64 years	46,909	17,908	29,001
With own children under 18	19,384	5,536	13,848
No own children under 18	27,525	12,372	15,153
65 years and over	9,885	7,160	2,725
Other households with 2 or more persons	14,998	7,674	7,324
Under 65 years	9,636	3,554	6,082
65 years and over	5,362	4,120	1,242
Households with 1 person	8,452	6,013	2,439
Under 65 years	5,385	3,305	2,080
65 years and over	3,067	2,708	359
Persons			
1 person	8,452	6,013	2,439
2 persons	40,186	18,636	21,550
3 persons	28,255	8,435	19,820
4 persons	40,096	5,759	34,337
5 persons	19,252	3,014	16,238
6 persons or more	15,388	2,592	12,796
Veteran Status			
Korean War service	15,788	295	15,493
Korean War service only	9,834	224	9,610
Korean War and other service	5,954	71	5,883
Other service	60,708	11,953	48,755
With World War II service	51,106	6,201	44,905
No World War II service	9,602	5,752	3,850
Nonveteran	75,133	32,201	42,932

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Total 1- to 4-dwelling-unit properties..	114,367	99,342	15,025	24,754	20,826	2,871	1,057	33,286	29,900	3,386	56,327	48,616	7,711
Total 1-dwelling-unit properties.....	107,180	92,901	14,279	24,189	20,405	2,727	1,057	32,982	29,596	3,386	50,009	42,900	7,109
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	2,380	2,245	135	...	...	...	...	...	...	...	2,380	2,245	135
$2,000 to $3,999	9,604	8,033	1,571	253	253	...	...	215	71	144	9,136	7,709	1,427
$4,000 to $5,999	9,912	7,992	1,920	1,613	982	538	93	1,092	877	215	7,207	6,133	1,074
$6,000 to $7,999	15,252	11,368	3,884	3,876	2,058	1,756	62	5,398	4,512	886	5,978	4,798	1,180
$8,000 to $9,999	17,944	16,273	1,671	5,508	4,859	325	324	6,099	5,693	406	6,337	5,721	616
$10,000 to $11,999	18,809	16,898	1,911	4,255	3,935	108	212	9,511	8,467	1,044	5,043	4,496	547
$12,000 to $13,999	13,113	11,919	1,194	3,133	3,041	...	92	6,854	6,533	321	3,126	2,345	781
$14,000 to $15,999	10,099	9,012	1,087	3,640	3,366	...	274	3,290	2,920	370	3,169	2,726	443
$16,000 to $19,999	5,640	4,987	653	1,484	1,484	...	...	445	445	...	3,711	3,058	653
$20,000 to $24,999	3,660	3,407	253	427	427	...	...	78	78	...	3,155	2,902	253
$25,000 or more	767	767	...	...	...	...	...	...	...	...	767	767	...
Median.....dollars..	9,800	10,100	7,800	10,400	11,000	6,900	...	10,800	10,900	10,100	8,100	8,200	7,600
First Mortgage Outstanding Debt													
Less than $2,000	11,327	10,048	1,279	464	464	...	...	426	282	144	10,437	9,302	1,135
$2,000 to $3,999	11,268	9,138	2,130	1,497	886	518	93	616	544	72	9,155	7,708	1,447
$4,000 to $5,999	14,131	10,621	3,510	3,558	1,531	1,965	62	4,167	3,526	641	6,406	5,564	842
$6,000 to $7,999	16,397	14,343	2,054	2,871	2,303	244	324	7,955	7,173	782	5,571	4,867	704
$8,000 to $9,999	17,921	16,436	1,485	5,001	5,001	...	...	8,015	7,224	791	4,905	4,211	694
$10,000 to $11,999	13,283	11,830	1,453	3,907	3,603	...	304	6,613	6,111	502	2,763	2,116	647
$12,000 to $13,999	9,332	7,870	1,462	2,964	2,690	...	274	4,199	3,745	454	2,169	1,435	734
$14,000 to $15,999	5,532	5,242	290	2,368	2,368	...	...	587	587	...	2,577	2,287	290
$16,000 to $19,999	5,536	5,045	491	1,559	1,559	...	...	326	326	...	3,651	3,160	491
$20,000 to $24,999	2,081	1,956	125	...	...	...	...	78	78	...	2,003	1,878	125
$25,000 or more	372	372	...	...	...	...	...	...	...	...	372	372	...
Median.....dollars..	8,100	8,300	6,200	9,500	10,000	4,900	...	8,800	8,900	8,100	5,700	5,600	6,400
Term of First Mortgage													
Indefinite	646	576	70	...	...	...	...	...	...	...	646	576	70
On demand	286	286	...	...	...	...	...	...	...	...	286	286	...
Less than 8 years	5,026	4,529	497	...	...	...	...	...	...	...	5,026	4,529	497
8 to 12 years	12,745	10,774	1,971	79	79	...	...	...	...	...	12,666	10,695	1,971
13 to 17 years	14,242	12,770	1,472	240	240	...	...	142	70	72	13,860	12,460	1,400
18 to 22 years	25,720	21,007	4,713	5,087	4,160	855	72	6,529	5,635	894	14,104	11,212	2,892
23 to 27 years	36,087	31,191	4,896	13,297	10,692	1,872	733	19,501	17,489	2,012	3,289	3,010	279
28 to 32 years	11,628	10,968	660	4,686	4,434	...	252	6,810	6,402	408	132	132	...
33 years or more	800	800	...	800	800	...	...	...	...	...	...	...	...
Median.....years..	22	22	21	26	26	24	...	26	26	25	15	15	17
Interest Rate of First Mortgage													
Less than 4.0 percent	504	504	...	...	...	...	...	...	...	...	504	504	...
4.0 percent	10,049	8,406	1,643	645	418	165	62	8,839	7,423	1,416	565	565	...
4.1 to 4.4 percent	1,931	1,607	324	1,859	1,535	...	324	...	...	...	72	72	...
4.5 percent	34,583	29,530	5,053	9,022	5,939	2,562	521	23,028	21,058	1,970	2,533	2,533	...
4.6 to 4.9 percent	3,242	3,242	...	...	...	...	...	803	803	...	2,439	2,439	...
5.0 percent	7,587	6,480	1,107	1,418	1,418	...	...	...	...	...	6,169	5,062	1,107
5.1 to 5.4 percent	11,054	10,820	234	9,856	9,706	...	150	312	312	...	886	802	84
5.5 percent	8,101	6,974	1,127	...	...	...	...	...	...	...	8,101	6,974	1,127
5.6 to 5.9 percent	3,118	3,042	76	1,389	1,389	...	...	...	...	...	1,729	1,653	76
6.0 percent	18,548	15,818	2,730	...	...	...	...	...	...	...	18,548	15,818	2,730
6.1 to 6.9 percent	3,736	2,806	930	...	...	...	...	...	...	...	3,736	2,806	930
7.0 percent	2,948	2,175	773	...	...	...	...	...	...	...	2,948	2,175	773
7.1 to 7.9 percent	127	127	...	...	...	...	...	...	...	...	127	127	...
8.0 percent or more	1,652	1,370	282	...	...	...	...	...	...	...	1,652	1,370	282
Median.....percent..	5.0	5.0	5.0	5.0	5.1	4.5	...	4.5	4.5	4.5	6.0	6.0	6.0
Origin of First Mortgage													
Made when property acquired	71,810	63,702	8,108	18,374	16,121	1,615	638	21,389	20,524	865	32,047	27,057	4,990
Assumed when property acquired	19,586	14,383	5,203	4,930	3,640	871	419	10,749	8,312	2,437	3,907	2,431	1,476
Made after property acquired	15,784	14,816	968	885	644	241	...	844	760	84	14,055	13,412	643
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	22,111	19,969	2,142	6,936	6,463	323	150	2,787	2,370	417	12,388	11,136	1,252
1958	17,534	16,170	1,364	5,101	5,017	...	84	4,531	3,954	577	7,902	7,199	703
1957	11,179	8,587	2,592	2,338	2,338	...	...	2,505	1,937	568	6,336	4,312	2,024
1955 and 1956	25,348	21,736	3,612	3,567	2,824	243	500	12,120	10,924	1,196	9,661	7,988	1,673
1950 to 1954	25,849	22,430	3,419	4,829	3,155	1,351	323	9,431	9,071	360	11,589	10,204	1,385
1945 to 1949	4,732	3,582	1,150	1,207	397	810	...	1,608	1,340	268	1,917	1,845	72
1940 to 1944	357	357	...	141	141	...	...	...	...	...	216	216	...
1939 or earlier	70	70	...	70	70	...	...	...	...	...	...	...	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Method of Payment of First Mortgage													
Regular payments required	106,316	92,109	14,207	24,189	20,405	2,727	1,057	32,982	29,596	3,386	49,145	42,108	7,037
Interest and principal	105,883	91,966	13,917	24,189	20,405	2,727	1,057	32,982	29,596	3,386	48,712	41,965	6,747
Interest only	433	143	290	...	...	...	...	...	...	...	433	143	290
Principal only	...	...	...	...	...	...	...	...	...	...	...	...	...
No regular payments required	864	792	72	...	...	...	...	...	...	...	864	792	72
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	106,316	92,109	14,207	24,189	20,405	2,727	1,057	32,982	29,596	3,386	49,145	42,108	7,037
Less than $30	3,299	2,651	648	573	573	...	...	300	156	144	2,426	1,922	504
$30 to $39	9,594	8,045	1,549	1,554	791	608	155	1,554	1,411	143	6,486	5,843	643
$40 to $49	15,922	12,074	3,848	4,608	2,345	2,011	252	6,722	5,821	901	4,592	3,908	684
$50 to $59	18,413	16,696	1,717	4,810	4,810	...	...	7,373	6,683	690	6,230	5,203	1,027
$60 to $69	19,682	17,831	1,851	3,351	3,067	...	284	9,724	9,221	502	6,607	5,542	1,065
$70 to $79	13,538	11,432	2,106	3,201	3,001	108	92	4,508	3,502	1,006	5,829	4,929	900
$80 to $89	8,228	7,655	573	3,052	2,778	...	274	1,725	1,725	...	3,451	3,152	299
$90 to $99	4,862	4,296	566	1,649	1,649	...	...	639	639	...	2,574	2,008	566
$100 to $119	5,535	5,017	518	1,242	1,242	...	...	359	359	...	3,934	3,416	518
$120 to $149	4,936	4,189	747	77	77	...	...	78	78	...	4,781	4,034	747
$150 to $199	1,960	1,876	84	72	72	...	...	...	...	...	1,888	1,804	84
$200 or more	347	347	...	...	...	...	...	...	...	...	347	347	...
Median.....dollars	63	64	56	62	65	44	...	61	61	57	67	68	66
No regular payments required	864	792	72	...	...	...	...	...	...	...	864	792	72
Current Status of First Mortgage Payments													
Current or ahead of schedule	101,134	88,130	13,004	23,379	19,995	2,405	979	31,925	28,678	3,247	45,830	39,457	6,373
Delinquent	5,182	3,979	1,203	810	410	322	78	1,057	918	139	3,315	2,651	664
No regular payments required	864	792	72	...	...	...	...	...	...	...	864	792	72
Holder of First Mortgage													
Commercial bank or trust company, own account	3,415	2,828	587	499	427	72	...	72	...	72	2,844	2,401	443
Commercial bank or trust company, trust account	109	109	...	...	...	...	...	109	109	...	...	...	...
Mutual savings bank	18,731	16,854	1,877	6,497	5,752	605	140	10,517	9,741	776	1,717	1,361	356
Savings and loan association	36,020	28,717	7,303	3,258	2,020	1,145	93	5,722	4,492	1,230	27,040	22,205	4,835
Life insurance company	34,042	31,222	2,820	11,274	10,011	691	572	14,470	13,326	1,144	8,298	7,885	413
Mortgage company	514	442	72	144	72	72	...	84	84	...	286	286	...
Real estate or construction company	234	234	...	84	84	...	...	...	...	...	150	150	...
Federal or State agency	4,065	3,649	416	2,064	1,812	...	252	1,840	1,676	164	161	161	...
Retirement system, welfare fund, etc	84	84	...	84	84	...	...	...	...	...	...	...	...
Other nonprofit organization	70	...	70	70	...	70	...	...	...	...	...	...	...
Individual or individual's estate	7,970	7,270	700	...	...	...	...	...	...	...	7,970	7,270	700
Other	1,926	1,492	434	215	143	72	...	168	168	...	1,543	1,181	362
Servicing of First Mortgage													
By holder	54,779	45,965	8,814	5,012	3,774	1,143	93	8,100	6,882	1,218	41,667	35,309	6,358
By agent	52,401	46,936	5,465	19,177	16,631	1,582	964	24,882	22,714	2,168	8,342	7,591	751
Location of First Mortgage Holder													
Holder and property in--													
Same division	64,763	55,182	9,581	9,075	7,433	1,297	345	11,030	9,894	1,136	44,658	37,855	6,803
Different division	42,362	37,664	4,698	15,114	12,972	1,430	712	21,952	19,702	2,250	5,296	4,990	306
Holder outside United States	55	55	...	...	...	...	...	...	...	...	55	55	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	91,396	78,085	13,311	23,304	19,761	2,486	1,057	32,138	28,836	3,302	35,954	29,488	6,466
Less than 40 percent	2,442	1,800	642	...	...	...	...	124	52	72	2,318	1,748	570
40 to 49 percent	2,625	2,204	421	67	67	...	...	341	341	...	2,217	1,796	421
50 to 59 percent	5,866	4,745	1,121	286	71	143	72	839	683	156	4,741	3,991	750
60 to 69 percent	11,802	8,517	3,285	1,500	850	465	185	1,674	1,209	465	8,628	6,458	2,170
70 to 79 percent	16,567	13,148	3,419	5,544	4,140	922	482	1,481	1,241	240	9,542	7,767	1,775
80 to 84 percent	10,778	9,033	1,745	4,003	3,439	564	...	2,577	2,114	463	4,198	3,480	718
85 to 89 percent	9,803	8,965	838	2,996	2,448	392	156	5,671	5,434	237	1,136	1,083	53
90 to 94 percent	10,753	10,213	540	3,618	3,456	...	162	5,759	5,390	369	1,376	1,367	9
95 to 99 percent	8,662	8,506	156	4,075	4,075	...	...	4,217	4,061	156	370	370	...
100 percent or more	12,098	10,954	1,144	1,215	1,215	...	...	9,455	8,311	1,144	1,428	1,428	...
Median.....percent	83	85	73	85	88	77	...	93	93	90	70	71	67
Other properties	15,784	14,816	968	885	644	241	...	844	760	84	14,055	13,412	643

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	91,396	78,085	13,311	23,304	19,761	2,486	1,057	32,138	28,836	3,302	35,954	29,488	6,466
Less than 40 percent	2,090	1,800	290	...	...	...	...	52	52	...	2,038	1,748	290
40 to 49 percent	2,274	2,204	70	67	67	...	...	341	341	...	1,866	1,796	70
50 to 59 percent	4,889	4,745	144	71	71	...	...	683	683	...	4,135	3,991	144
60 to 69 percent	9,421	8,517	904	1,316	850	466	...	1,209	1,209	...	6,896	6,458	438
70 to 79 percent	13,986	13,148	838	4,140	4,140	...	...	1,469	1,241	228	8,377	7,767	610
80 to 84 percent	10,515	9,033	1,482	3,806	3,439	93	274	2,186	2,114	72	4,523	3,480	1,043
85 to 89 percent	10,930	8,965	1,965	3,338	2,448	633	257	5,759	5,434	325	1,833	1,083	750
90 to 94 percent	11,545	10,213	1,332	3,758	3,456	178	124	5,773	5,390	383	2,014	1,367	647
95 to 99 percent	10,818	8,506	2,312	4,727	4,075	412	240	4,816	4,061	755	1,275	370	905
100 percent or more	14,928	10,954	3,974	2,081	1,215	704	162	9,850	8,311	1,539	2,997	1,428	1,569
Median.....percent	86	85	94	88	88	91	...	94	93	99	74	71	89
Other properties	15,784	14,816	968	885	644	241	...	844	760	84	14,055	13,412	643
Total Outstanding Debt as Percent of Value													
Less than 20 percent	7,392	6,745	647	386	386	...	...	427	355	72	6,579	6,004	575
20 to 29 percent	8,101	7,675	426	715	643	72	...	455	455	...	6,931	6,577	354
30 to 39 percent	9,231	8,618	613	919	719	200	...	1,361	1,217	144	6,951	6,682	269
40 to 49 percent	11,037	9,141	1,896	2,562	1,378	1,019	165	2,422	2,422	...	6,053	5,341	712
50 to 59 percent	17,346	15,404	1,942	3,290	2,441	787	62	5,717	5,573	144	8,339	7,390	949
60 to 69 percent	14,654	12,300	2,354	2,895	2,465	254	176	4,307	3,666	641	7,452	6,169	1,283
70 to 79 percent	14,827	12,136	2,691	3,885	3,048	395	442	7,238	6,591	647	3,704	2,497	1,207
80 to 89 percent	16,485	14,129	2,356	5,624	5,552	...	72	8,410	7,092	1,318	2,451	1,485	966
90 to 99 percent	6,994	6,005	989	3,319	3,257	...	62	2,245	1,993	252	1,430	755	675
100 percent or more	1,113	748	365	594	516	...	78	400	232	168	119	...	119
Median.....percent	60	59	67	73	77	51	...	72	72	80	48	44	65
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	106,768	92,489	14,279	24,189	20,405	2,727	1,057	32,982	29,596	3,386	49,597	42,488	7,109
Less than $5,000	9,473	9,055	418	173	173	...	...	142	70	72	9,158	8,812	346
$5,000 to $7,400	9,201	7,950	1,251	1,402	1,186	216	...	1,903	1,688	215	5,896	5,076	820
$7,500 to $9,900	19,290	14,709	4,581	5,372	3,355	1,756	261	7,212	6,337	875	6,706	5,017	1,689
$10,000 to $12,400	21,632	18,735	2,897	6,334	5,463	647	224	9,512	8,556	956	5,786	4,716	1,070
$12,500 to $14,900	15,373	14,041	1,332	3,506	3,398	36	72	9,077	8,407	670	2,790	2,236	554
$15,000 to $17,400	11,825	10,266	1,559	3,557	3,351	72	134	3,789	3,191	598	4,479	3,724	755
$17,500 to $19,900	6,633	5,748	885	2,064	1,972	...	92	745	745	...	3,824	3,031	793
$20,000 to $24,900	5,821	5,265	556	1,548	1,274	...	274	550	550	...	3,723	3,441	282
$25,000 to $34,900	5,727	4,927	800	233	233	...	...	...	...	...	5,494	4,694	800
$35,000 or more	1,793	1,793	...	...	...	...	...	52	52	...	1,741	1,741	...
Median.....dollars	11,800	11,900	10,800	12,000	12,500	9,100	...	11,900	12,000	11,400	11,300	11,200	11,600
Not acquired by purchase	412	412	...	...	...	...	...	...	...	...	412	412	...
Value													
Less than $5,000	3,889	3,673	216	...	...	...	...	...	...	...	3,889	3,673	216
$5,000 to $7,400	6,456	5,948	508	636	636	...	...	512	440	72	5,308	4,872	436
$7,500 to $9,900	13,206	10,432	2,774	2,600	1,848	752	...	4,496	3,814	682	6,110	4,770	1,340
$10,000 to $12,400	22,451	18,354	4,097	7,507	5,640	1,466	401	8,110	7,441	669	6,834	5,273	1,561
$12,500 to $14,900	17,686	15,752	1,934	4,339	3,720	401	218	9,567	8,666	901	3,780	3,366	414
$15,000 to $17,400	15,913	13,867	2,046	3,640	3,604	36	...	6,711	5,649	1,062	5,562	4,614	948
$17,500 to $19,900	8,397	7,880	517	2,752	2,608	72	72	1,789	1,789	...	3,856	3,483	373
$20,000 to $24,900	7,223	5,942	1,281	1,996	1,630	...	366	1,266	1,266	...	3,961	3,046	915
$25,000 to $34,900	8,627	7,796	831	719	719	...	...	459	459	...	7,449	6,618	831
$35,000 or more	3,332	3,257	75	...	...	...	...	72	72	...	3,260	3,185	75
Median.....dollars	13,600	13,800	12,200	13,300	13,900	11,000	...	13,400	13,400	13,200	14,400	14,600	12,500
Year Built													
1958 and 1959	13,001	12,274	727	4,238	4,166	...	72	1,010	1,010	...	7,753	7,098	655
1955 to 1957	28,441	24,003	4,438	4,612	4,380	...	232	13,879	12,705	1,174	9,950	6,918	3,032
1950 to 1954	30,858	27,054	3,804	8,218	6,917	977	324	12,864	11,352	1,512	9,776	8,785	991
1940 to 1949	20,938	17,570	3,368	5,807	3,698	1,680	429	4,661	4,033	628	10,470	9,839	631
1930 to 1939	5,511	4,785	726	888	818	70	...	215	143	72	4,408	3,824	584
1929 or earlier	8,431	7,215	1,216	426	426	...	...	353	353	...	7,652	6,436	1,216
Number of Mortgages on Property													
1 mortgage	92,901	92,901	...	20,405	20,405	...	...	29,596	29,596	...	42,900	42,900	...
2 mortgages	13,641	...	13,641	3,644	...	2,587	1,057	3,314	...	3,314	6,683	...	6,683
3 mortgages or more	638	...	638	140	...	140	...	72	...	72	426	...	426

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	106,091	91,812	14,279	24,189	20,405	2,727	1,057	32,561	29,175	3,386	49,341	42,232	7,109
Dilapidated	1,089	1,089	...	...	...	...	...	421	421	...	668	668	...
Rooms													
Less than 4 rooms	2,801	2,731	70	...	...	...	...	85	85	...	2,716	2,646	70
4 rooms	9,563	6,848	2,715	3,188	1,784	1,249	155	2,218	1,737	481	4,157	3,327	830
5 rooms	32,403	28,988	3,415	6,634	6,097	319	218	15,112	14,320	792	10,657	8,571	2,086
6 rooms	41,521	35,427	6,094	10,572	8,837	1,051	684	12,908	11,347	1,561	18,041	15,243	2,798
7 rooms	14,647	13,369	1,278	3,006	2,934	72	...	2,108	2,036	72	9,533	8,399	1,134
8 rooms or more	6,245	5,538	707	789	753	36	...	551	71	480	4,905	4,714	191
Median	5.7	5.7	5.7	5.7	5.8	4.9	...	5.4	5.4	5.8	5.9	6.0	5.7
Purchase Price as Percent of Value													
Acquired by purchase	106,768	92,489	14,279	24,189	20,405	2,727	1,057	32,982	29,596	3,386	49,597	42,488	7,109
Purchased 1957 to 1960	44,794	38,986	5,808	14,291	13,734	323	234	9,823	8,261	1,562	20,680	16,991	3,689
Less than 80 percent	3,847	3,405	442	636	636	...	...	424	424	...	2,787	2,345	442
80 to 89 percent	8,705	7,690	1,015	1,794	1,710	...	84	1,380	1,152	228	5,531	4,828	703
90 to 94 percent	8,413	7,322	1,091	2,665	2,665	...	...	2,347	1,851	496	3,401	2,806	595
95 to 99 percent	9,348	8,439	909	3,680	3,608	...	72	1,558	1,309	249	4,110	3,522	588
100 percent or more	14,481	12,130	2,351	5,516	5,115	323	78	4,114	3,525	589	4,851	3,490	1,361
Median.....percent..	96	96	97	98	98	...	...	97	98	...	93	92	96
Purchased 1950 to 1956	49,228	42,212	7,016	8,098	5,852	1,423	823	21,479	19,923	1,556	19,651	16,437	3,214
Less than 60 percent	2,200	1,984	216	203	203	...	...	215	143	72	1,782	1,638	144
60 to 79 percent	10,568	9,225	1,343	1,047	800	70	177	3,472	3,173	299	6,049	5,252	797
80 to 89 percent	16,813	14,169	2,644	3,578	2,607	887	84	8,078	7,214	864	5,157	4,348	809
90 to 99 percent	12,789	11,287	1,502	1,942	1,492	224	226	7,192	6,955	237	3,655	2,840	815
100 percent or more	6,858	5,547	1,311	1,328	750	242	336	2,522	2,438	84	3,008	2,359	649
Median.....percent..	87	87	87	88	87	...	...	89	89	...	84	83	88
Purchased 1949 or earlier	12,746	11,291	1,455	1,800	819	981	...	1,680	1,412	268	9,266	9,060	206
Less than 40 percent	3,180	3,117	63	173	173	...	...	...	...	...	3,007	2,944	63
40 to 59 percent	2,087	1,873	214	357	215	142	...	70	70	...	1,660	1,588	72
60 to 79 percent	4,073	3,713	360	302	210	92	...	1,072	875	197	2,699	2,628	71
80 to 99 percent	2,447	1,701	746	747	72	675	...	395	324	71	1,305	1,305	...
100 percent or more	959	887	72	221	149	72	...	143	143	...	595	595	...
Median.....percent..	65	64	...	82	...	...	...	...	...	...	60	60	...
Not acquired by purchase	412	412	...	...	...	...	...	...	...	...	412	412	...
Property Location													
Inside central city	34,520	29,360	5,160	8,902	7,164	1,165	573	8,124	7,204	920	17,494	14,992	2,502
Outside central city	72,660	63,541	9,119	15,287	13,241	1,562	484	24,858	22,392	2,466	32,515	27,908	4,607
Real Estate Tax													
Acquired before 1959	88,033	75,690	12,343	17,331	14,020	2,404	907	30,249	27,280	2,969	40,453	34,390	6,063
Less than $50	10,680	9,136	1,544	679	679	...	...	1,442	1,299	143	8,559	7,158	1,401
$50 to $99	17,376	14,787	2,589	3,986	3,050	781	155	6,383	5,959	424	7,007	5,778	1,229
$100 to $149	18,357	15,528	2,829	4,523	3,271	1,118	134	8,889	8,222	667	4,945	4,035	910
$150 to $199	18,609	15,722	2,887	3,598	3,068	362	168	8,836	7,613	1,223	6,175	5,041	1,134
$200 to $249	8,776	7,853	923	2,175	1,745	72	358	3,029	2,744	285	3,572	3,364	208
$250 to $299	4,893	4,174	719	1,181	1,018	71	92	1,289	1,289	...	2,423	1,867	556
$300 to $499	7,312	6,460	852	1,105	1,105	...	...	311	84	227	5,896	5,271	625
$500 or more	2,030	2,030	...	84	84	...	...	70	70	...	1,876	1,876	...
Median.....dollars..	143	145	136	144	150	119	...	141	139	160	147	152	122
Acquired 1959 and 1960 (part)	19,147	17,211	1,936	6,858	6,385	323	150	2,733	2,316	417	9,556	8,510	1,046
Real Estate Tax per $1,000 Value													
Acquired before 1959	88,033	75,690	12,343	17,331	14,020	2,404	907	30,249	27,280	2,969	40,453	34,390	6,063
Less than $5	10,511	8,912	1,599	853	853	...	...	1,444	1,372	72	8,214	6,687	1,527
$5 to $9	26,986	22,964	4,022	5,603	4,274	1,040	289	8,024	7,402	622	13,359	11,288	2,071
$10 to $14	41,094	35,937	5,157	9,215	7,642	1,039	534	18,507	16,531	1,976	13,372	11,764	1,608
$15 to $19	7,138	6,080	1,058	1,505	1,167	254	84	1,893	1,821	72	3,740	3,092	648
$20 to $24	778	778	...	...	...	...	...	84	84	...	694	694	...
$25 to $29	550	185	365	...	...	...	...	227	...	227	323	185	138
$30 to $39	539	468	71	71	...	71	...	...	...	...	468	468	...
$40 or more	437	366	71	84	84	...	...	70	70	...	283	212	71
Median.....dollars..	11	11	11	11	11	11	...	12	11	12	9	10	9
Acquired 1959 and 1960 (part)	19,147	17,211	1,936	6,858	6,385	323	150	2,733	2,316	417	9,556	8,510	1,046

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	53,700	48,135	5,565	10,252	8,452	1,644	156	17,924	17,485	439	25,524	22,198	3,326
1959 and 1960 (part)	7,828	7,415	413	2,500	2,428	...	72	788	788	...	4,540	4,199	341
1957 and 1958	10,008	8,371	1,637	2,785	2,785	...	...	1,247	1,247	...	5,976	4,339	1,637
1955 and 1956	13,132	12,445	687	1,193	1,193	...	...	7,796	7,711	85	4,143	3,541	602
1950 to 1954	16,293	14,502	1,791	2,461	1,572	805	84	6,911	6,755	156	6,921	6,175	746
1945 to 1949	4,719	3,682	1,037	990	151	839	...	1,182	984	198	2,547	2,547	...
1940 to 1944	1,150	1,150	...	253	253	...	...	...	...	...	897	897	...
1939 or earlier	570	570	...	70	70	...	...	...	...	...	500	500	...
Previously occupied	53,480	44,766	8,714	13,937	11,953	1,083	901	15,058	12,111	2,947	24,485	20,702	3,783
1959 and 1960 (part)	11,319	9,796	1,523	4,358	3,957	323	78	1,945	1,528	417	5,016	4,311	705
1957 and 1958	15,639	13,404	2,235	4,648	4,564	...	84	5,843	4,698	1,145	5,148	4,142	1,006
1955 and 1956	9,850	6,938	2,912	2,211	1,468	243	500	4,156	3,129	1,027	3,483	2,341	1,142
1950 to 1954	10,025	8,399	1,626	2,233	1,619	375	239	2,616	2,328	288	5,176	4,452	724
1945 to 1949	3,827	3,544	283	285	143	142	...	498	428	70	3,044	2,973	71
1940 to 1944	1,474	1,339	135	132	132	...	...	...	...	...	1,342	1,207	135
1939 or earlier	1,346	1,346	...	70	70	...	...	...	...	...	1,276	1,276	...
Manner of Acquisition													
By purchase or construction	106,768	92,489	14,279	24,189	20,405	2,727	1,057	32,982	29,596	3,386	49,597	42,488	7,109
Made new mortgage	81,059	72,409	8,650	19,034	16,540	1,856	638	21,713	20,764	949	40,312	35,105	5,207
Assumed mortgage from former owner	18,250	16,724	1,526	4,503	3,702	801	...	8,813	8,438	375	4,934	4,584	350
Assumed mortgage from former owner, made new second mortgage	4,037	72	3,965	489	...	70	419	2,062	...	2,062	1,486	72	1,414
Borrowed, other than mortgage	1,956	1,818	138	84	84	...	...	394	394	...	1,478	1,340	138
All cash	1,466	1,466	...	79	79	...	...	...	...	...	1,387	1,387	...
Not by purchase	412	412	...	...	...	...	...	...	...	...	412	412	...
Gift or inheritance	340	340	...	...	...	...	...	...	...	...	340	340	...
Other	72	72	...	...	...	...	...	...	...	...	72	72	...
Monthly Housing Costs													
Acquired before 1959	88,033	75,690	12,343	17,331	14,020	2,404	907	30,249	27,280	2,969	40,453	34,390	6,063
Less than $30	850	850	...	...	...	...	...	...	...	...	850	850	...
$30 to $39	543	253	290	37	37	...	...	...	...	...	506	216	290
$40 to $49	786	786	...	174	174	...	...	143	143	...	469	469	...
$50 to $59	2,829	2,593	236	409	316	93	...	675	532	143	1,745	1,745	...
$60 to $69	5,494	4,960	534	1,310	918	392	...	1,585	1,585	...	2,599	2,457	142
$70 to $79	11,318	10,190	1,128	2,468	1,707	699	62	4,725	4,725	...	4,125	3,758	367
$80 to $89	9,696	8,697	999	2,253	1,698	555	...	3,403	3,115	288	4,040	3,884	156
$90 to $99	11,709	10,125	1,584	2,348	1,684	487	177	5,630	5,546	84	3,731	2,895	836
$100 to $119	17,287	15,433	1,854	2,560	2,392	...	168	8,637	7,696	941	6,090	5,345	745
$120 to $149	14,544	11,822	2,722	3,575	3,061	178	336	4,337	3,686	651	6,632	5,075	1,557
$150 to $199	7,487	5,858	1,629	2,125	1,961	...	164	1,114	252	862	4,248	3,645	603
$200 or more	5,490	4,123	1,367	72	72	...	...	...	...	...	5,418	4,051	1,367
Median.....dollars..	101	99	115	99	104	80	...	98	96	121	107	103	130
Acquired 1959 and 1960 (part)	19,147	17,211	1,936	6,858	6,385	323	150	2,733	2,316	417	9,556	8,510	1,046
Annual Housing Costs as Percent of Income													
Acquired before 1959	88,033	75,690	12,343	17,331	14,020	2,404	907	30,249	27,280	2,969	40,453	34,390	6,063
Less than 5 percent	700	700	...	...	...	...	...	54	54	...	646	646	...
5 to 9 percent	5,812	5,668	144	1,279	1,207	72	...	1,409	1,409	...	3,124	3,052	72
10 to 14 percent	25,013	22,916	2,097	5,048	4,084	788	176	11,109	10,868	241	8,856	7,964	892
15 to 19 percent	23,016	20,095	2,921	6,106	4,765	921	420	7,133	6,438	695	9,777	8,892	885
20 to 24 percent	16,584	14,676	1,908	2,866	2,464	318	84	6,607	5,818	789	7,111	6,394	717
25 to 29 percent	5,901	4,378	1,523	430	358	72	...	2,345	1,557	788	3,126	2,463	663
30 to 34 percent	3,366	2,088	1,278	223	223	...	...	818	518	300	2,325	1,347	978
35 to 39 percent	2,047	1,623	424	778	778	...	...	157	85	72	1,112	760	352
40 percent or more	5,594	3,546	2,048	601	141	233	227	617	533	84	4,376	2,872	1,504
Median.....percent..	18	17	23	17	17	17	...	17	16	23	19	18	29
Acquired 1959 and 1960 (part)	19,147	17,211	1,936	6,858	6,385	323	150	2,733	2,316	417	9,556	8,510	1,046
Income[1]													
Less than $2,000	5,576	4,608	968	589	356	233	...	241	157	84	4,746	4,095	651
$2,000 to $2,999	4,739	4,090	649	977	822	...	155	1,339	1,183	156	2,423	2,085	338
$3,000 to $3,999	6,107	4,527	1,580	797	725	72	...	1,494	1,207	287	3,816	2,595	1,221
$4,000 to $4,999	9,058	8,091	967	2,390	2,246	144	...	1,994	1,910	84	4,674	3,935	739
$5,000 to $5,999	13,841	11,654	2,187	3,365	2,426	649	290	5,811	5,178	633	4,665	4,050	615
$6,000 to $6,999	12,729	10,568	2,161	3,251	2,132	1,035	84	4,528	4,136	392	4,950	4,300	650
$7,000 to $7,999	11,665	10,557	1,108	2,967	2,572	233	162	4,381	4,154	227	4,317	3,831	486
$8,000 to $8,999	9,548	8,315	1,233	2,252	2,216	36	...	4,588	3,516	1,072	2,708	2,583	125
$9,000 to $9,999	10,187	8,654	1,533	2,358	1,831	253	274	4,146	4,007	139	3,683	2,816	867
$10,000 to $11,999	10,235	9,464	771	2,449	2,449	...	...	3,379	3,139	240	4,407	3,876	531
$12,000 to $14,999	7,606	7,452	154	2,026	2,026	...	...	692	620	72	4,888	4,806	82
$15,000 or more	5,889	4,921	968	768	604	72	92	389	389	...	4,732	3,928	804
Median.....dollars..	7,100	7,300	6,400	7,200	7,600	6,300	...	7,200	7,200	7,300	6,900	7,100	6,000
Age of Head													
Under 25 years	1,895	1,648	247	1,159	1,075	...	84	373	289	84	363	284	79
25 to 34 years	30,392	26,584	3,808	7,875	7,156	413	306	13,024	11,762	1,262	9,493	7,666	1,827
35 to 44 years	37,960	33,099	4,861	7,811	6,833	740	238	13,709	12,182	1,527	16,440	14,084	2,356
45 to 64 years	32,607	27,983	4,624	6,737	4,969	1,432	336	5,417	4,904	513	20,453	18,110	2,343
65 years and over	4,326	3,587	739	607	372	142	93	459	459	...	3,260	2,756	504
Median	41	41	41	39	38	48	...	37	37	37	44	45	42

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	97,417	84,726	12,691	21,982	18,630	2,491	861	31,447	28,277	3,170	43,988	37,819	6,169
Under 45 years	65,691	57,711	7,980	15,142	13,659	989	494	26,611	23,882	2,729	23,938	20,170	3,763
With own children under 18	58,190	51,563	6,627	12,914	11,602	818	494	24,279	22,173	2,106	20,997	17,788	3,209
No own children under 18	7,501	6,148	1,353	2,228	2,057	171	...	2,332	1,709	623	2,941	2,382	559
45 to 64 years	29,001	24,885	4,116	6,449	4,743	1,432	274	4,623	4,182	441	17,929	15,960	1,969
With own children under 18	13,848	12,366	1,482	2,809	2,423	386	...	2,977	2,751	226	8,062	7,192	870
No own children under 18	15,153	12,519	2,634	3,640	2,320	1,046	274	1,646	1,431	215	9,867	8,768	1,099
65 years and over	2,725	2,130	595	391	228	70	93	213	213	...	2,121	1,689	432
Other households with 2 or more persons	7,324	6,258	1,066	1,875	1,670	143	62	1,116	900	216	4,333	3,688	645
Under 65 years	6,082	5,088	994	1,659	1,526	71	62	870	654	216	3,553	2,908	645
65 years and over	1,242	1,170	72	216	144	72	...	246	246	...	780	780	...
Households with 1 person	2,439	1,917	522	332	105	93	134	419	419	...	1,688	1,393	295
Under 65 years	2,080	1,630	450	332	105	93	134	419	419	...	1,329	1,106	223
65 years and over	359	287	72	...	...	...	...	...	...	...	359	287	72
Color of Head													
White	97,608	85,051	12,557	22,203	18,667	2,634	902	30,956	27,570	3,386	44,449	38,814	5,635
Nonwhite	9,572	7,850	1,722	1,986	1,738	93	155	2,026	2,026	...	5,560	4,086	1,474
Persons													
1 person	2,439	1,917	522	332	105	93	134	419	419	...	1,688	1,393	295
2 persons	21,550	17,679	3,871	5,426	3,851	1,208	367	4,069	3,158	911	12,055	10,670	1,385
3 persons	19,820	17,246	2,574	5,400	4,790	610	...	7,257	6,201	1,056	7,163	6,255	908
4 persons	34,337	31,113	3,224	7,129	6,589	232	308	12,442	11,873	569	14,766	12,651	2,115
5 persons	16,238	13,855	2,383	3,921	3,245	428	248	5,243	4,919	324	7,074	5,691	1,383
6 persons or more	12,796	11,091	1,705	1,981	1,825	156	...	3,552	3,026	526	7,263	6,240	1,023
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	44,794	38,986	5,808	14,291	13,734	323	234	9,823	8,261	1,562	20,680	16,991	3,689
Less than 1.0	1,079	1,008	71	103	103	...	...	227	227	...	749	678	71
1.0 to 1.4	9,743	8,513	1,230	2,910	2,587	323	...	3,270	3,105	165	3,563	2,821	742
1.5 to 1.9	11,763	9,926	1,837	4,621	4,459	...	162	2,837	1,945	892	4,305	3,522	783
2.0 to 2.4	11,768	11,120	648	4,059	4,059	...	...	1,971	1,718	253	5,738	5,343	395
2.5 to 2.9	4,379	3,644	735	1,451	1,379	...	72	668	584	84	2,260	1,681	579
3.0 to 3.4	2,092	2,044	48	510	510	...	...	388	388	...	1,194	1,146	48
3.5 to 3.9	1,012	852	160	130	130	...	...	...	...	...	882	722	160
4.0 or more	2,958	1,879	1,079	507	507	...	...	462	294	168	1,989	1,078	911
Median.....ratio	2.0	2.0	1.9	1.9	2.0	...	...	1.7	1.7	...	2.2	2.1	2.3
Other properties	62,386	53,915	8,471	9,898	6,671	2,404	823	23,159	21,335	1,824	29,329	25,909	3,420
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	106,316	92,109	14,207	24,189	20,405	2,727	1,057	32,982	29,596	3,386	49,145	42,108	7,037
Less than 5 percent	4,299	3,701	598	966	802	72	92	625	553	72	2,708	2,346	362
5 to 9 percent	38,708	33,218	5,490	9,493	7,145	2,034	314	14,687	13,618	1,069	14,528	12,455	2,073
10 to 14 percent	38,634	34,471	4,163	9,423	8,683	388	352	12,991	11,367	1,624	16,220	14,421	1,799
15 to 19 percent	12,937	11,512	1,425	2,218	2,074	...	144	3,639	3,186	453	7,080	6,252	828
20 to 24 percent	3,689	3,096	593	1,424	1,261	70	93	254	254	...	2,011	1,581	430
25 to 29 percent	3,357	2,705	652	177	84	93	...	177	177	...	3,003	2,444	559
30 to 34 percent	1,104	757	347	...	...	...	...	84	...	84	1,020	757	263
35 to 39 percent	1,018	800	218	62	...	...	62	440	356	84	516	444	72
40 percent or more	2,570	1,849	721	426	356	70	...	85	85	...	2,059	1,408	651
Median.....percent	11	11	11	11	11	8	...	10	10	12	12	12	13
No regular payments required	864	792	72	...	...	...	...	...	...	...	864	792	72
Real Estate Tax as Percent of Income													
Acquired before 1959	88,033	75,690	12,343	17,331	14,020	2,404	907	30,249	27,280	2,969	40,453	34,390	6,063
Less than 1.0 percent	12,243	11,427	816	1,389	1,307	82	...	2,250	2,250	...	8,604	7,870	734
1.0 to 1.9 percent	33,342	27,971	5,371	6,821	5,644	1,023	154	13,612	12,029	1,583	12,909	10,298	2,611
2.0 to 2.9 percent	23,729	20,239	3,490	6,331	4,980	921	430	8,536	7,842	694	8,862	7,417	1,445
3.0 to 3.9 percent	11,277	10,246	1,031	1,938	1,625	145	168	4,296	3,916	380	5,043	4,705	338
4.0 to 4.9 percent	3,401	2,774	627	565	309	163	93	877	649	228	1,959	1,816	143
5.0 to 7.4 percent	1,768	1,398	370	62	...	...	62	324	240	84	1,382	1,158	224
7.5 to 9.9 percent	856	665	191	...	...	...	...	284	284	...	572	381	191
10 percent or more	1,417	970	447	225	155	70	...	70	70	...	1,122	745	377
Median.....percent	2.0	1.9	2.0	2.1	2.0	2.1	...	1.9	1.9	1.9	1.9	1.9	1.9
Acquired 1959 and 1960 (part)	19,147	17,211	1,936	6,858	6,385	323	150	2,733	2,316	417	9,556	8,510	1,046
Veteran Status													
Korean War service	15,493	13,942	1,551	3,997	3,919	...	78	8,745	7,878	867	2,751	2,145	606
Korean War service only	9,610	8,550	1,060	2,063	1,985	...	78	6,166	5,537	629	1,381	1,028	353
Korean War and other service	5,883	5,392	491	1,934	1,934	...	...	2,579	2,341	238	1,370	1,117	253
Other service	48,755	42,586	6,169	10,791	8,648	1,807	336	18,619	16,711	1,908	19,345	17,227	2,118
With World War II service	44,905	39,010	5,895	9,575	7,706	1,807	62	17,988	16,080	1,908	17,342	15,224	2,118
No World War II service	3,850	3,576	274	1,216	942	...	274	631	631	...	2,003	2,003	...
Nonveteran	42,932	36,373	6,559	9,401	7,838	920	643	5,618	5,007	611	27,913	23,528	4,385

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	937,141	829,183	107,958	237,568	213,307	14,266	9,995	294,381	266,606	27,775	405,192	349,270	55,922
Average first mortgage debt	8.2	8.3	7.2	9.6	10.2	5.0	9.5	8.8	8.9	8.2	7.2	7.2	7.3
First mortgage debt on 1-dwelling-unit properties	897,930	793,970	103,960	233,072	209,927	13,150	9,995	293,194	265,419	27,775	371,664	318,624	53,040
Average first mortgage debt	8.4	8.5	7.3	9.6	10.3	4.8	9.5	8.9	9.0	8.2	7.4	7.4	7.5
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	1,899	1,787	112	...	...	...	...	...	...	...	1,899	1,787	112
$2,000 to $3,999	16,716	14,130	2,586	370	370	...	...	230	57	173	16,116	13,703	2,413
$4,000 to $5,999	34,169	27,048	7,121	6,010	3,410	2,247	353	4,378	3,496	882	23,781	20,142	3,639
$6,000 to $7,999	78,989	58,224	20,765	19,409	10,726	8,373	310	29,964	24,657	5,307	29,616	22,841	6,775
$8,000 to $9,999	131,789	119,983	11,806	43,943	39,744	1,886	2,313	45,829	42,687	3,142	42,017	37,552	4,465
$10,000 to $11,999	173,141	154,936	18,205	41,952	39,028	644	2,280	88,799	78,950	9,849	42,390	36,958	5,432
$12,000 to $13,999	140,385	126,444	13,941	37,214	36,147	...	1,067	71,258	67,652	3,606	31,913	22,645	9,268
$14,000 to $15,999	134,239	120,407	13,832	50,943	47,271	...	3,672	43,446	38,630	4,816	39,850	34,506	5,344
$16,000 to $19,999	93,944	83,356	10,588	25,332	25,332	...	...	7,691	7,691	...	60,921	50,333	10,588
$20,000 to $24,999	73,177	68,173	5,004	7,899	7,899	...	...	1,599	1,599	...	63,679	58,675	5,004
$25,000 or more	19,482	19,482	...	...	...	...	...	...	...	...	19,482	19,482	...
First Mortgage Outstanding Debt													
Less than $2,000	13,742	12,294	1,448	610	610	...	...	512	339	173	12,620	11,345	1,275
$2,000 to $3,999	35,256	28,661	6,595	5,035	2,976	1,706	353	1,897	1,717	180	28,324	23,968	4,356
$4,000 to $5,999	70,010	52,098	17,912	17,929	7,663	9,956	310	20,698	17,370	3,328	31,383	27,065	4,318
$6,000 to $7,999	115,245	101,077	14,168	19,586	15,785	1,488	2,313	56,218	50,629	5,589	39,441	34,663	4,778
$8,000 to $9,999	162,086	148,496	13,590	45,633	45,633	...	...	72,803	65,475	7,328	43,650	37,388	6,262
$10,000 to $11,999	143,206	127,262	15,944	42,578	39,231	...	3,347	70,344	65,050	5,294	30,284	22,981	7,303
$12,000 to $13,999	121,134	102,423	18,711	38,701	35,029	...	3,672	54,793	48,910	5,883	27,640	18,484	9,156
$14,000 to $15,999	82,074	77,550	4,524	35,185	35,185	...	...	8,390	8,390	...	38,499	33,975	4,524
$16,000 to $19,999	98,655	90,269	8,386	27,815	27,815	...	...	5,940	5,940	...	64,900	56,514	8,386
$20,000 to $24,999	44,241	41,559	2,682	...	...	...	...	1,599	1,599	...	42,642	39,960	2,682
$25,000 or more	12,281	12,281	...	...	...	...	...	...	...	...	12,281	12,281	...
Term of First Mortgage													
Indefinite	1,121	981	140	...	...	...	...	...	...	...	1,121	981	140
On demand	655	655	...	...	...	...	...	...	...	...	655	655	...
Less than 8 years	11,402	10,798	604	...	...	...	...	...	...	...	11,402	10,798	604
8 to 12 years	42,062	36,671	5,391	111	111	...	...	...	...	...	41,951	36,560	5,391
13 to 17 years	88,793	80,087	8,706	2,149	2,149	...	...	64	28	36	86,580	77,910	8,670
18 to 22 years	252,420	207,691	44,729	32,639	28,754	3,395	490	46,860	40,459	6,401	172,921	138,478	34,443
23 to 27 years	356,613	318,510	38,103	131,549	114,112	9,755	7,682	170,578	153,704	16,874	54,486	50,694	3,792
28 to 32 years	137,304	131,017	6,287	59,064	57,241	...	1,823	75,692	71,228	4,464	2,548	2,548	...
33 years or more	7,560	7,560	...	7,560	7,560	...	...	...	...	...	...	...	...
Interest Rate of First Mortgage													
Less than 4.0 percent	548	548	...	...	...	...	...	...	...	...	548	548	...
4.0 percent	57,225	48,659	8,566	2,808	1,841	657	310	51,118	43,519	7,599	3,299	3,299	...
4.1 to 4.4 percent	11,422	9,109	2,313	11,242	8,929	...	2,313	...	...	...	180	180	...
4.5 percent	314,567	276,143	38,424	66,109	47,861	12,493	5,755	226,566	206,390	20,176	21,892	21,892	...
4.6 to 4.9 percent	35,759	35,759	...	...	...	...	...	10,591	10,591	...	25,168	25,168	...
5.0 percent	65,938	53,244	12,694	15,585	15,585	...	...	...	...	...	50,353	37,659	12,694
5.1 to 5.4 percent	140,226	137,173	3,053	119,775	118,158	...	1,617	4,919	4,919	...	15,532	14,096	1,436
5.5 percent	78,853	67,412	11,441	...	...	...	...	...	...	...	78,853	67,412	11,441
5.6 to 5.9 percent	43,476	42,610	866	17,553	17,553	...	...	...	...	...	25,923	25,057	866
6.0 percent	106,067	89,737	16,330	...	...	...	...	...	...	...	106,067	89,737	16,330
6.1 to 6.9 percent	31,302	23,504	7,798	...	...	...	...	...	...	...	31,302	23,504	7,798
7.0 percent	9,268	7,769	1,499	...	...	...	...	...	...	...	9,268	7,769	1,499
7.1 to 7.9 percent	102	102	...	...	...	...	...	...	...	...	102	102	...
8.0 percent or more	3,177	2,201	976	...	...	...	...	...	...	...	3,177	2,201	976
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	216,753	200,826	15,927	80,925	77,693	1,615	1,617	30,136	27,129	3,007	105,692	96,004	9,688
1958	182,779	172,388	10,391	62,483	61,836	...	647	39,824	34,689	5,135	80,472	75,863	4,609
1957	105,769	83,541	22,228	26,141	26,141	...	...	26,732	21,184	5,548	52,896	36,216	16,680
1955 and 1956	214,974	182,313	32,661	30,693	23,525	1,276	5,892	118,037	106,583	11,454	66,244	52,205	14,039
1950 to 1954	162,264	144,352	17,912	27,943	19,488	6,616	1,839	71,805	70,365	1,440	62,516	54,499	8,017
1945 to 1949	14,863	10,022	4,841	4,647	1,004	3,643	...	6,660	5,469	1,191	3,556	3,549	7
1940 to 1944	451	451	...	163	163	...	...	...	...	...	288	288	...
1939 or earlier	77	77	...	77	77	...	...	...	...	...	...	...	...
Method of Payment of First Mortgage													
Regular payments required	896,020	792,262	103,758	233,072	209,927	13,150	9,995	293,194	265,419	27,775	369,754	316,916	52,838
Interest and principal	894,804	791,336	103,468	233,072	209,927	13,150	9,995	293,194	265,419	27,775	368,538	315,990	52,548
Interest only	1,216	926	290	...	...	...	...	...	...	...	1,216	926	290
Principal only	...	...	...	...	...	...	...	...	...	...	...	...	...
No regular payments required	1,910	1,708	202	...	...	...	...	...	...	...	1,910	1,708	202

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	896,020	792,262	103,758	233,072	209,927	13,150	9,995	293,194	265,419	27,775	369,754	316,916	52,838
Less than $30	5,411	4,784	627	945	945	...	...	562	389	173	3,904	3,450	454
$30 to $39	25,734	20,783	4,951	6,743	3,785	2,295	663	6,852	6,352	500	12,139	10,646	1,493
$40 to $49	82,807	63,417	19,390	27,435	15,401	10,211	1,823	41,437	36,054	5,383	13,935	11,962	1,973
$50 to $59	123,750	114,011	9,739	38,421	38,421	...	...	60,464	54,857	5,607	24,865	20,733	4,132
$60 to $69	168,759	154,370	14,389	33,566	30,796	...	2,770	96,561	91,360	5,201	38,632	32,214	6,418
$70 to $79	126,847	106,899	19,948	37,082	35,371	644	1,067	49,777	38,866	10,911	39,988	32,662	7,326
$80 to $89	92,304	85,304	7,000	40,257	36,585	...	3,672	21,637	21,637	...	30,410	27,082	3,328
$90 to $99	60,900	54,122	6,778	24,097	24,097	...	...	8,402	8,402	...	28,401	21,623	6,778
$100 to $119	78,580	71,916	6,664	22,048	22,048	...	...	5,903	5,903	...	50,629	43,965	6,664
$120 to $149	81,153	68,625	12,528	1,463	1,463	...	...	1,599	1,599	...	78,091	65,563	12,528
$150 to $199	38,308	36,564	1,744	1,015	1,015	...	...	...	...	...	37,293	35,549	1,744
$200 or more	11,467	11,467	...	...	...	...	...	...	...	...	11,467	11,467	...
No regular payments required	1,910	1,708	202	...	...	...	...	...	...	...	1,910	1,708	202
Current Status of First Mortgage Payments													
Current or ahead of schedule	859,023	767,137	91,886	226,829	206,191	11,446	9,192	283,694	257,087	26,607	348,500	303,859	44,641
Delinquent	36,997	25,125	11,872	6,243	3,736	1,704	803	9,500	8,332	1,168	21,254	13,057	8,197
No regular payments required	1,910	1,708	202	...	...	...	...	...	...	...	1,910	1,708	202
Holder of First Mortgage													
Commercial bank or trust company, own account	18,525	15,514	3,011	3,317	3,000	317	...	36	...	36	15,172	12,514	2,658
Commercial bank or trust company, trust account	709	709	...	...	...	...	...	709	709	...	...	...	...
Mutual savings bank	168,948	156,583	12,365	65,136	60,801	3,222	1,113	99,723	93,140	6,583	4,089	2,642	1,447
Savings and loan association	285,678	231,443	54,235	24,658	18,578	5,727	353	47,873	37,289	10,584	213,147	175,576	37,571
Life insurance company	343,630	320,225	23,405	116,917	107,328	2,883	6,706	129,863	120,178	9,685	96,850	92,719	4,131
Mortgage company	2,509	2,178	331	1,202	871	331	...	588	588	...	719	719	...
Real estate or construction company	2,123	2,123	...	664	664	...	...	...	...	...	1,459	1,459	...
Federal or State agency	34,247	31,537	2,710	19,522	17,699	...	1,823	13,343	12,456	887	1,382	1,382	...
Retirement system, welfare fund, etc	412	412	...	412	412	...	...	...	...	...	...	...	...
Other nonprofit organization	252	...	252	252	...	252	...	...	...	...	...	...	...
Individual or individual's estate	30,094	28,263	1,831	...	...	...	...	...	...	...	30,094	28,263	1,831
Other	10,803	4,983	5,820	992	574	418	...	1,059	1,059	...	8,752	3,350	5,402
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	13,930	12,728	1,202	602	602	...	...	960	924	36	12,368	11,202	1,166
20 to 29 percent	34,199	31,815	2,384	2,449	1,772	677	...	1,802	1,485	317	29,948	28,558	1,390
30 to 39 percent	55,660	49,257	6,403	7,348	3,505	3,000	843	6,577	6,195	382	41,735	39,557	2,178
40 to 49 percent	83,537	72,940	10,597	13,332	9,557	3,465	310	20,158	18,603	1,555	50,047	44,780	5,267
50 to 59 percent	165,470	136,512	28,958	25,762	20,132	3,975	1,655	44,793	40,812	3,981	94,915	75,568	19,347
60 to 69 percent	152,014	125,935	26,079	33,743	26,803	2,033	4,907	34,992	31,811	3,181	83,279	67,321	15,958
70 to 79 percent	155,501	134,299	21,202	38,803	38,803	...	...	78,696	64,498	14,198	38,002	30,998	7,004
80 to 89 percent	161,109	155,651	5,458	68,281	66,804	...	1,477	77,839	74,588	3,251	14,989	14,259	730
90 to 99 percent	68,458	66,781	1,677	37,426	36,623	...	803	24,651	23,777	874	6,381	6,381	...
100 percent or more	8,052	8,052	...	5,326	5,326	...	...	2,726	2,726	...	...	...	...

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	963,649	241,772	299,854	422,023
Average total mortgage debt	8.4	9.8	9.0	7.5
Total mortgage debt on 1-dwelling-unit properties	922,514	236,996	298,667	386,851
Average total mortgage debt	8.6	9.8	9.1	7.7
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	13,389	610	397	12,382
$2,000 to $3,999	33,154	4,329	2,135	26,690
$4,000 to $5,999	67,321	16,442	18,151	32,728
$6,000 to $7,999	118,698	23,115	54,004	41,579
$8,000 to $9,999	158,149	47,154	69,646	41,349
$10,000 to $11,999	149,190	40,089	79,398	29,703
$12,000 to $13,999	119,930	37,983	59,007	22,940
$14,000 to $15,999	97,480	39,459	8,390	49,631
$16,000 to $19,999	91,815	27,815	5,940	58,060
$20,000 to $24,999	56,896	...	1,599	55,297
$25,000 or more	16,492	...	...	16,492
Total Outstanding Debt as Percent of Value				
Less than 20 percent	13,643	602	982	12,059
20 to 29 percent	33,071	1,988	1,485	29,598
30 to 39 percent	51,397	4,336	6,613	40,448
40 to 49 percent	83,097	16,182	18,603	48,312
50 to 59 percent	149,118	25,265	42,065	81,788
60 to 69 percent	147,838	30,508	36,600	80,730
70 to 79 percent	169,002	46,829	72,077	50,096
80 to 89 percent	181,612	67,704	89,170	24,738
90 to 99 percent	82,018	37,398	26,649	17,971
100 percent or more	11,718	6,184	4,423	1,111
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	6,373	...	...	6,373
$5,000 to $7,400	18,568	2,914	2,640	13,014
$7,500 to $9,900	68,383	17,766	26,421	24,196
$10,000 to $12,400	148,327	56,415	61,910	30,002
$12,500 to $14,900	155,017	39,924	91,340	23,753
$15,000 to $17,400	154,175	43,347	72,081	38,747
$17,500 to $19,000	94,470	35,094	23,923	35,453
$20,000 to $24,900	90,771	28,988	15,086	46,697
$25,000 to $34,900	128,933	12,548	4,704	111,681
$35,000 or more	57,497	...	562	56,935
Year Built				
1958 and 1959	181,450	55,364	15,008	111,078
1955 to 1957	315,964	56,606	146,966	112,392
1950 to 1954	254,682	73,657	106,065	74,960
1940 to 1949	110,334	42,485	27,880	39,969
1930 to 1939	27,893	6,201	1,037	20,655
1929 or earlier	32,191	2,683	1,711	27,797
Condition				
Not dilapidated	916,943	236,996	294,874	385,073
Dilapidated	5,571	...	3,793	1,778

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	716,575	156,462	267,784	292,329
Less than 5 percent	4,053	...	362	3,691
5 to 9 percent	32,593	6,413	8,705	17,475
10 to 14 percent	200,473	43,066	94,404	63,003
15 to 19 percent	205,279	64,278	67,374	73,627
20 to 24 percent	149,090	28,347	63,452	57,291
25 to 29 percent	47,131	3,555	20,302	23,274
30 to 34 percent	25,476	2,149	6,260	17,067
35 to 39 percent	12,925	4,901	846	7,178
40 percent or more	39,555	3,753	6,079	29,723
Acquired 1959 and 1960 (part)	205,939	80,534	30,883	94,522
Income[1]				
Less than $2,000	19,383	5,772	1,924	11,687
$2,000 to $2,999	25,954	6,259	9,991	9,704
$3,000 to $3,999	32,952	6,170	9,233	17,549
$4,000 to $4,999	57,212	19,860	14,622	22,730
$5,000 to $5,999	104,605	30,130	49,673	24,802
$6,000 to $6,999	97,136	22,021	43,990	31,125
$7,000 to $7,999	102,003	33,219	41,207	27,577
$8,000 to $8,999	91,347	21,228	41,869	28,250
$9,000 to $9,999	105,960	26,673	40,916	38,371
$10,000 to $11,999	99,393	29,473	33,848	36,072
$12,000 to $14,999	98,801	28,233	7,727	62,841
$15,000 or more	87,768	7,958	3,667	76,143
Age of Head				
Under 25 years	16,207	10,991	3,378	1,838
25 to 34 years	292,726	82,951	122,970	86,805
35 to 44 years	364,696	81,877	129,173	153,646
45 to 64 years	234,649	58,048	41,184	135,417
65 years and over	14,236	3,129	1,962	9,145
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	862,707	221,301	286,885	354,521
Under 45 years	639,301	163,435	251,329	224,537
With own children under 18	563,813	137,397	229,119	197,297
No own children under 18	75,488	26,038	22,210	27,240
45 to 64 years	214,122	55,752	34,629	123,741
With own children under 18	122,226	27,332	24,638	70,256
No own children under 18	91,896	28,420	9,991	53,485
65 years and over	9,284	2,114	927	6,243
Other households with 2 or more persons	45,188	13,086	7,734	24,368
Under 65 years	41,441	12,071	6,699	22,671
65 years and over	3,747	1,015	1,035	1,697
Households with 1 person	14,619	2,609	4,048	7,962
Under 65 years	13,414	2,609	4,048	6,757
65 years and over	1,205	...	...	1,205
Color of Head				
White	867,678	223,471	282,069	362,138
Nonwhite	54,836	13,525	16,598	24,713
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	920,576	236,996	298,667	384,913
Less than 5 percent	22,452	3,929	3,200	15,323
5 to 9 percent	282,944	79,453	118,264	85,227
10 to 14 percent	379,617	108,234	121,816	149,567
15 to 19 percent	128,954	24,151	40,636	64,167
20 to 24 percent	44,680	11,719	6,034	26,927
25 to 29 percent	16,347	2,153	1,462	12,732
30 to 34 percent	10,128	363	1,016	8,749
35 to 39 percent	6,329	1,055	3,483	1,791
40 percent or more	29,125	5,939	2,756	20,430
No regular payments required	1,938	...	...	1,938

[1] Income of owner and relatives living with him.

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties	114,367	4,442	19,240	39,491	34,951	819	4,137	154	8,995	2,138
Total 1-dwelling-unit properties	107,180	3,524	18,731	36,020	34,042	748	4,065	154	7,970	1,926
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000	2,380	423	360	380	...	70	...	...	870	277
$2,000 to $3,999	9,604	1,080	793	3,508	318	72	...	...	3,480	353
$4,000 to $5,999	9,912	284	575	5,451	1,455	144	487	84	1,001	431
$6,000 to $7,999	15,252	324	3,036	6,053	3,785	156	719	70	904	205
$8,000 to $9,999	17,944	323	3,487	6,658	4,640	162	1,598	...	848	228
$10,000 to $11,999	18,809	207	4,999	4,503	7,772	72	686	...	500	70
$12,000 to $13,999	13,113	506	2,965	1,884	6,943	72	503	...	168	72
$14,000 to $15,999	10,099	134	1,755	3,450	4,633	...	72	...	55	...
$16,000 to $19,999	5,640	53	406	2,314	2,505	...	...	...	72	290
$20,000 to $24,999	3,660	190	355	1,747	1,368	...	...	...	...	...
$25,000 or more	767	...	...	72	623	...	...	...	72	...
Median.....dollars	9,800	5,800	10,400	8,800	11,800	...	9,000	...	3,800	5,500
First Mortgage Outstanding Debt										
Less than $2,000	11,327	1,252	714	3,610	744	142	70	...	4,307	488
$2,000 to $3,999	11,268	619	1,080	6,459	1,070	72	85	70	1,312	501
$4,000 to $5,999	14,131	310	2,197	5,575	4,346	144	735	84	545	195
$6,000 to $7,999	16,397	388	3,423	5,352	5,113	246	654	...	841	380
$8,000 to $9,999	17,921	431	4,214	4,805	6,455	...	1,561	...	455	...
$10,000 to $11,999	13,283	...	3,146	2,391	6,894	72	469	...	311	...
$12,000 to $13,999	9,332	221	2,645	2,090	3,741	72	491	...	...	72
$14,000 to $15,999	5,532	113	655	2,320	2,027	...	...	...	127	290
$16,000 to $19,999	5,536	137	657	1,964	2,778	...	...	...	...	...
$20,000 to $24,999	2,081	53	...	1,382	646	...	...	...	...	...
$25,000 or more	372	...	...	72	228	...	...	...	72	...
Median.....dollars	8,100	3,600	8,900	6,900	9,800	...	8,600	...	2,000-	3,900
Term of First Mortgage										
Indefinite	646	70	...	...	...	...	...	...	504	72
On demand	286	72	...	...	...	...	...	...	144	70
Less than 8 years	5,026	1,260	571	1,029	...	286	...	...	1,338	542
8 to 12 years	12,745	967	936	6,753	465	...	...	...	3,410	214
13 to 17 years	14,242	366	210	9,528	2,341	...	70	...	1,514	213
18 to 22 years	25,720	585	1,580	10,328	11,544	222	344	70	687	360
23 to 27 years	36,087	72	7,438	7,528	18,459	240	1,438	84	373	455
28 to 32 years	11,628	132	7,996	854	1,233	...	1,413	...	...	...
33 years or more	800	...	...	...	...	...	800	...	...	...
Median.....years	22	10	27	18	24	...	29	...	11	16
Interest Rate of First Mortgage										
Less than 4.0 percent	504	...	...	72	...	...	...	...	432	...
4.0 percent	10,049	125	2,820	1,733	3,990	72	1,013	...	296	...
4.1 to 4.4 percent	1,931	144	...	...	1,535	...	252	...	...	...
4.5 percent	34,583	428	9,491	5,954	17,422	...	751	154	...	383
4.6 to 4.9 percent	3,242	...	372	284	2,312	...	274	...	...	...
5.0 percent	7,587	526	487	3,523	1,673	72	222	...	872	212
5.1 to 5.4 percent	11,054	132	3,759	1,289	4,548	84	1,242	...	...	...
5.5 percent	8,101	806	...	5,156	1,153	...	...	...	554	432
5.6 to 5.9 percent	3,118	...	85	1,733	905	84	311	...	...	...
6.0 percent	18,548	922	588	11,647	218	216	...	...	4,530	427
6.1 to 6.9 percent	3,736	...	...	3,002	71	78	...	...	441	144
7.0 percent	2,948	318	427	1,485	...	...	...	...	646	72
7.1 to 7.9 percent	127	...	...	70	...	...	...	...	57	...
8.0 percent or more	1,652	123	702	72	215	142	...	...	142	256
Median.....percent	5.0	5.6	4.6	5.6	4.6	...	4.6	...	6.0	5.6
Origin of First Mortgage										
Made when property acquired	71,810	1,307	13,171	22,837	23,199	606	3,234	...	6,388	1,068
Assumed when property acquired	19,586	290	3,940	5,025	9,031	72	699	84	289	156
Made after property acquired	15,784	1,927	1,620	8,158	1,812	70	132	70	1,293	702
Year First Mortgage Made or Assumed										
1959 and 1960 (part)	22,111	1,033	2,289	7,933	5,122	454	1,783	84	3,013	400
1958	17,534	344	3,837	5,796	5,655	150	694	...	834	224
1957	11,179	334	2,204	4,390	2,358	...	136	...	1,251	506
1955 and 1956	25,348	1,014	5,501	7,384	9,661	72	535	...	825	356
1950 to 1954	25,849	710	4,308	8,829	9,634	72	775	...	1,294	227
1945 to 1949	4,732	89	592	1,688	1,329	...	142	70	609	213
1940 to 1944	357	...	...	...	213	...	...	...	144	...
1939 or earlier	70	...	...	...	70	...	...	...	...	...
Method of Payment of First Mortgage										
Regular payments required	106,316	3,380	18,731	36,020	34,042	748	4,065	154	7,322	1,854
Interest and principal	105,883	3,380	18,731	36,020	34,042	748	4,065	154	6,889	1,854
Interest only	433	...	...	...	...	...	...	...	433	...
Principal only	...	...	...	...	...	...	...	...	...	...
No regular payments required	864	144	...	...	...	...	...	...	648	72

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage: Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	106,316	3,380	18,731	36,020	34,042	748	4,065	154	7,322	1,854
Less than $30	3,299	240	280	970	351	...	85	...	1,230	143
$30 to $39	9,594	520	1,097	3,569	1,123	142	661	84	2,256	142
$40 to $49	15,922	276	2,974	6,390	3,420	84	1,589	70	532	587
$50 to $59	18,413	873	5,768	5,117	4,341	156	770	...	1,105	283
$60 to $69	19,682	142	4,763	5,182	8,036	78	437	...	974	70
$70 to $79	13,538	228	2,292	3,872	5,944	144	451	...	463	144
$80 to $89	8,228	71	471	2,714	4,322	144	72	...	364	70
$90 to $99	4,862	135	564	1,990	2,050	...	...	...	72	51
$100 to $119	5,535	149	445	2,492	2,193	...	...	...	182	74
$120 to $149	4,936	746	77	2,775	976	...	...	...	72	290
$150 to $199	1,960	...	...	877	1,083	...	...	...	...	...
$200 or more	347	...	...	72	203	...	...	...	72	...
Median, ... dollars	63	57	59	64	70	...	48	...	43	52
No regular payments required	864	144	...	...	...	...	...	...	648	72
Current Status of First Mortgage Payments										
Current or ahead of schedule	101,134	3,156	17,739	33,847	33,449	748	3,933	154	6,686	1,422
Delinquent	5,182	224	992	2,173	593	...	132	...	636	432
No regular payments required	864	144	...	...	...	...	...	....	648	72
Servicing of First Mortgage										
By holder	54,779	3,250	1,504	34,338	7,313	526	161	...	6,495	1,192
By agent	52,401	274	17,227	1,682	26,729	222	3,904	154	1,475	734
Location of First Mortgage Holder										
Holder and property in--										
Same division	64,763	3,248	2,323	34,517	11,064	592	3,830	84	7,774	1,331
Different division	42,362	276	16,408	1,503	22,978	156	235	70	141	595
Holder outside United States	55	...	...	...	...	...	...	...	55	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	91,396	1,597	17,111	27,862	32,230	678	3,933	84	6,677	1,224
Less than 40 percent	2,442	289	207	725	520	...	...	...	701	...
40 to 49 percent	2,625	62	72	1,182	1,059	...	142	...	108	...
50 to 59 percent	5,866	154	446	2,319	2,556	72	70	...	249	...
60 to 69 percent	11,802	72	731	5,618	3,771	144	93	...	872	501
70 to 79 percent	16,567	362	1,229	8,517	5,601	...	281	...	505	72
80 to 84 percent	10,778	142	2,210	2,380	3,354	...	345	...	2,203	144
85 to 89 percent	9,803	207	1,560	974	5,922	222	314	...	460	144
90 to 94 percent	10,753	68	2,789	2,155	4,741	...	251	84	665	...
95 to 99 percent	8,662	60	3,911	1,967	1,451	72	1,150	...	...	51
100 percent or more	12,098	181	3,956	2,025	3,255	168	1,287	...	914	312
Median ..... percent	83	...	94	75	84	...	97	...	82	...
Other properties	15,784	1,927	1,620	8,158	1,812	70	132	70	1,293	702
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	91,396	1,597	17,111	27,862	32,230	678	3,933	84	6,677	1,224
Less than 40 percent	2,090	219	207	583	520	...	...	...	561	...
40 to 49 percent	2,274	...	...	965	1,059	...	142	...	108	...
50 to 59 percent	4,889	84	364	1,851	2,342	...	70	...	178	...
60 to 69 percent	9,421	62	503	4,282	3,277	216	...	...	870	211
70 to 79 percent	13,986	432	973	6,823	5,039	...	197	...	522	...
80 to 84 percent	10,515	17	2,129	2,684	3,208	...	274	...	2,131	72
85 to 89 percent	10,930	226	1,744	1,680	6,154	222	230	...	530	144
90 to 94 percent	11,545	68	2,951	2,076	5,102	...	238	84	736	290
95 to 99 percent	10,818	183	3,966	3,373	1,762	72	1,411	...	...	51
100 percent or more	14,928	306	4,274	3,545	3,767	168	1,371	...	1,041	456
Median ..... percent	86	...	94	79	86	...	98	...	83	...
Other properties	15,784	1,927	1,620	8,158	1,812	70	132	70	1,293	702
Total Outstanding Debt as Percent of Value										
Less than 20 percent	7,392	776	642	2,932	1,193	142	70	...	1,425	212
20 to 29 percent	8,101	712	442	3,975	1,664	...	70	...	955	283
30 to 39 percent	9,231	631	890	3,627	2,906	...	191	...	912	74
40 to 49 percent	11,037	433	1,503	3,553	4,460	144	...	70	527	347
50 to 59 percent	17,346	286	2,047	6,639	6,452	...	630	...	1,079	213
60 to 69 percent	14,654	267	2,583	5,520	4,080	...	322	...	1,726	156
70 to 79 percent	14,827	234	3,520	3,739	5,563	...	752	...	462	557
80 to 89 percent	16,485	125	4,241	4,290	6,114	294	957	84	296	84
90 to 99 percent	6,994	60	2,574	1,280	1,504	168	820	...	588	...
100 percent or more	1,113	...	289	465	106	...	253	...	...	...
Median ..... percent	60	34	74	56	61	...	80	...	52	52

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	3,889	356	71	453	...	70	...	...	2,660	279
$5,000 to $7,400	6,456	375	547	2,650	882	156	...	84	1,213	549
$7,500 to $9,900	13,206	476	2,336	5,341	1,852	306	1,107	...	1,562	226
$10,000 to $12,400	22,451	560	5,520	7,876	4,898	72	2,095	...	1,274	156
$12,500 to $14,900	17,686	358	5,197	4,396	6,442	144	496	70	441	142
$15,000 to $17,400	15,913	337	3,283	4,942	6,644	...	243	...	322	142
$17,500 to $19,900	8,397	143	705	2,906	4,448	...	52	...	143	...
$20,000 to $24,900	7,223	127	580	2,513	3,792	...	...	...	139	72
$25,000 to $34,900	8,627	537	492	4,247	2,847	...	72	...	72	360
$35,000 or more	3,332	255	...	696	2,237	...	...	...	144	...
Median dollars	13,600	12,500	12,900	13,500	16,100	...	11,100	...	7,700	9,000
Year Built										
1958 and 1959	13,001	339	2,034	5,556	2,994	294	1,445	...	216	123
1955 to 1957	28,441	768	6,232	8,837	10,618	156	736	84	648	362
1950 to 1954	30,858	397	6,061	8,523	13,096	84	1,271	...	1,258	168
1940 to 1949	20,938	956	3,212	6,739	5,460	144	401	...	3,533	493
1930 to 1939	5,511	135	352	2,835	1,093	70	72	70	744	140
1929 or earlier	8,431	929	840	3,530	781	...	140	...	1,571	640
New or Previously Occupied										
New	53,700	1,804	10,262	19,693	17,103	288	2,323	...	1,443	784
Previously occupied	53,480	1,720	8,469	16,327	16,939	460	1,742	154	6,527	1,142
Number of Mortgages on Property										
1 mortgage	92,901	2,937	16,854	28,717	31,222	676	3,649	84	7,270	1,492
2 mortgages	13,641	587	1,877	6,877	2,678	72	416	...	700	434
3 mortgages or more	638	...	...	426	142	...	...	70	....	...
Condition										
Not dilapidated	106,091	3,524	18,731	35,638	33,707	748	3,980	154	7,683	1,926
Dilapidated	1,089	...	...	382	335	...	85	...	287	...
Property Location										
Inside central city	34,520	1,043	4,929	9,641	13,299	142	2,074	70	2,567	755
Outside central city	72,660	2,481	13,802	26,379	20,743	606	1,991	84	5,403	1,171
Real Estate Tax per $1,000 Value										
Acquired before 1959	88,033	3,178	16,654	29,686	28,979	364	2,414	70	5,029	1,659
Less than $5	10,511	1,285	1,322	3,985	724	142	156	...	2,391	506
$5 to $9	26,986	1,005	5,309	11,383	6,867	78	797	70	1,052	425
$10 to $14	41,094	674	8,629	9,760	18,869	144	1,236	...	1,341	441
$15 to $19	7,138	79	1,167	3,359	2,221	...	155	...	87	70
$20 to $24	778	...	71	468	155	...	...	...	...	84
$25 to $29	550	...	72	343	72	...	...	...	...	63
$30 to $39	539	...	...	240	71	...	...	...	158	70
$40 or more	437	135	84	148	...	...	70	...	...	...
Median dollars	11	7	11	10	12	...	11	...	6	...
Acquired 1959 and 1960 (part)	19,147	346	2,077	6,334	5,063	384	1,651	84	2,941	267
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	88,033	3,178	16,654	29,686	28,979	364	2,414	70	5,029	1,659
Less than 5 percent	700	72	54	214	144	...	...	...	144	72
5 to 9 percent	5,812	72	704	1,385	2,522	...	331	...	585	213
10 to 14 percent	25,013	355	6,256	6,642	9,511	72	652	...	1,073	452
15 to 19 percent	23,016	489	4,649	7,969	8,500	...	554	...	645	210
20 to 24 percent	16,584	761	2,856	6,502	4,684	222	390	...	1,095	74
25 to 29 percent	5,901	478	722	2,042	1,972	70	261	...	150	206
30 to 34 percent	3,366	255	520	1,800	151	...	154	...	486	...
35 to 39 percent	2,047	197	218	751	632	...	...	...	179	70
40 percent or more	5,594	499	675	2,381	863	...	72	70	672	362
Median percent	18	24	16	19	16	...	17	...	20	...
Acquired 1959 and 1960 (part)	19,147	346	2,077	6,334	5,063	384	1,651	84	2,941	267

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		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	5,576	503	419	1,653	219	...	72	70	2,426	214
$2,000 to $2,999	4,739	375	599	958	1,513	142	169	...	911	72
$3,000 to $3,999	6,107	301	577	2,642	595	84	452	...	1,127	329
$4,000 to $4,999	9,058	439	1,179	3,506	1,654	150	853	84	1,121	72
$5,000 to $5,999	13,841	453	3,352	4,352	4,101	228	538	...	747	70
$6,000 to $6,999	12,729	198	2,232	5,201	3,399	72	491	...	481	655
$7,000 to $7,999	11,665	72	3,347	4,535	3,037	72	446	...	82	74
$8,000 to $8,999	9,548	322	2,395	2,704	3,300	...	546	...	197	84
$9,000 to $9,999	10,187	146	1,777	3,067	4,945	...	72	...	108	72
$10,000 to $11,999	10,235	566	1,932	2,721	4,106	...	337	...	501	72
$12,000 to $14,999	7,606	75	628	2,847	3,842	...	89	...	125	...
$15,000 or more	5,889	74	294	1,834	3,331	...	...	...	144	212
Median.....dollars..	7,100	5,300	7,300	6,900	8,800	...	5,900	...	3,600	6,300
Age of Head										
Under 25 years	1,895	140	649	151	531	...	268	84	72	...
25 to 34 years	30,392	495	6,586	9,057	9,587	306	2,553	...	1,249	559
35 to 44 years	37,960	1,623	7,180	12,639	13,632	286	543	70	1,343	642
45 to 64 years	32,607	981	4,029	12,948	9,473	156	479	...	4,101	440
65 years and over	4,326	285	287	1,225	819	...	220	...	1,205	285
Median	41	42	38	42	40	...	32	...	51	41
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	97,417	2,781	17,121	32,486	31,884	670	3,843	154	6,838	1,640
Under 45 years	65,691	1,899	13,679	20,324	22,329	514	3,216	154	2,375	1,201
With own children under 18	58,190	1,613	12,014	18,128	20,006	370	2,945	154	2,056	904
No own children under 18	7,501	286	1,665	2,196	2,323	144	271	...	319	297
45 to 64 years	29,001	810	3,306	11,221	9,046	156	479	...	3,615	368
With own children under 18	13,848	526	1,741	5,361	4,679	...	189	...	1,126	226
No own children under 18	15,153	284	1,565	5,860	4,367	156	290	...	2,489	142
65 years and over	2,725	72	136	941	509	...	148	...	848	71
Other households with 2 or more persons	7,324	659	1,199	2,627	1,697	78	222	...	700	142
Under 65 years	6,082	446	1,120	2,343	1,387	78	150	...	558	...
65 years and over	1,242	213	79	284	310	...	72	...	142	142
Households with 1 person	2,439	84	411	907	461	...	...	...	432	144
Under 65 years	2,080	84	339	907	461	...	...	...	217	72
65 years and over	359	...	72	...	...	...	...	...	215	72
Color of Head										
White	97,608	3,068	17,093	32,838	32,008	534	3,286	154	7,194	1,433
Nonwhite	9,572	456	1,638	3,182	2,034	214	779	...	776	493
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	44,794	950	7,751	14,527	13,038	534	2,613	84	4,444	853
Less than 1.0	1,079	68	91	478	228	...	...	...	144	70
1.0 to 1.4	9,743	144	1,690	2,452	3,250	156	683	84	914	370
1.5 to 1.9	11,763	144	3,058	3,602	3,135	72	868	...	812	72
2.0 to 2.4	11,768	60	2,218	4,114	3,090	150	376	...	1,709	51
2.5 to 2.9	4,379	181	312	1,063	1,770	156	536	...	361	...
3.0 to 3.4	2,092	...	188	926	900	...	78	...	...	...
3.5 to 3.9	1,012	156	...	293	274	...	...	...	289	...
4.0 or more	2,958	197	194	1,599	391	...	72	...	215	290
Median.....ratio..	2.0	...	1.8	2.1	2.0	...	1.9	...	2.1	...
Other properties	62,386	2,574	10,980	21,493	21,004	214	1,452	70	3,526	1,073
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	106,316	3,380	18,731	36,020	34,042	748	4,065	154	7,322	1,854
Less than 5 percent	4,299	...	437	929	1,873	...	259	...	660	141
5 to 9 percent	38,708	720	8,407	12,304	13,742	84	1,543	84	1,160	664
10 to 14 percent	38,634	800	6,838	13,834	13,474	286	1,480	...	1,780	142
15 to 19 percent	12,937	1,164	2,220	4,741	2,839	150	627	...	844	352
20 to 24 percent	3,689	213	226	1,266	1,379	156	84	...	365	...
25 to 29 percent	3,357	53	249	587	84	...	...	...	2,022	362
30 to 34 percent	1,104	...	71	807	156	...	...	...	...	70
35 to 39 percent	1,018	71	...	335	417	72	72	...	...	51
40 percent or more	2,570	359	283	1,217	78	...	...	70	491	72
Median.....percent..	11	16	10	12	11	...	11	...	15	14
No regular payments required	864	144	...	...	...	...	...	...	648	72
Veteran Status										
Korean War service	15,493	53	4,308	3,663	6,053	78	884	...	247	207
Korean War service only	9,610	53	2,399	2,440	3,915	78	391	...	211	123
Korean War and other service	5,883	...	1,909	1,223	2,138	...	493	...	36	84
Other service	48,755	2,003	9,868	14,902	16,806	300	1,959	70	1,915	932
With World War II service	44,905	2,003	9,396	13,506	15,472	300	1,741	70	1,556	861
No World War II service	3,850	...	472	1,396	1,334	...	218	...	359	71
Nonveteran	42,932	1,468	4,555	17,455	11,183	370	1,222	84	5,808	787

[1] Income of owner and relatives living with him.

Chapter 8

BALTIMORE

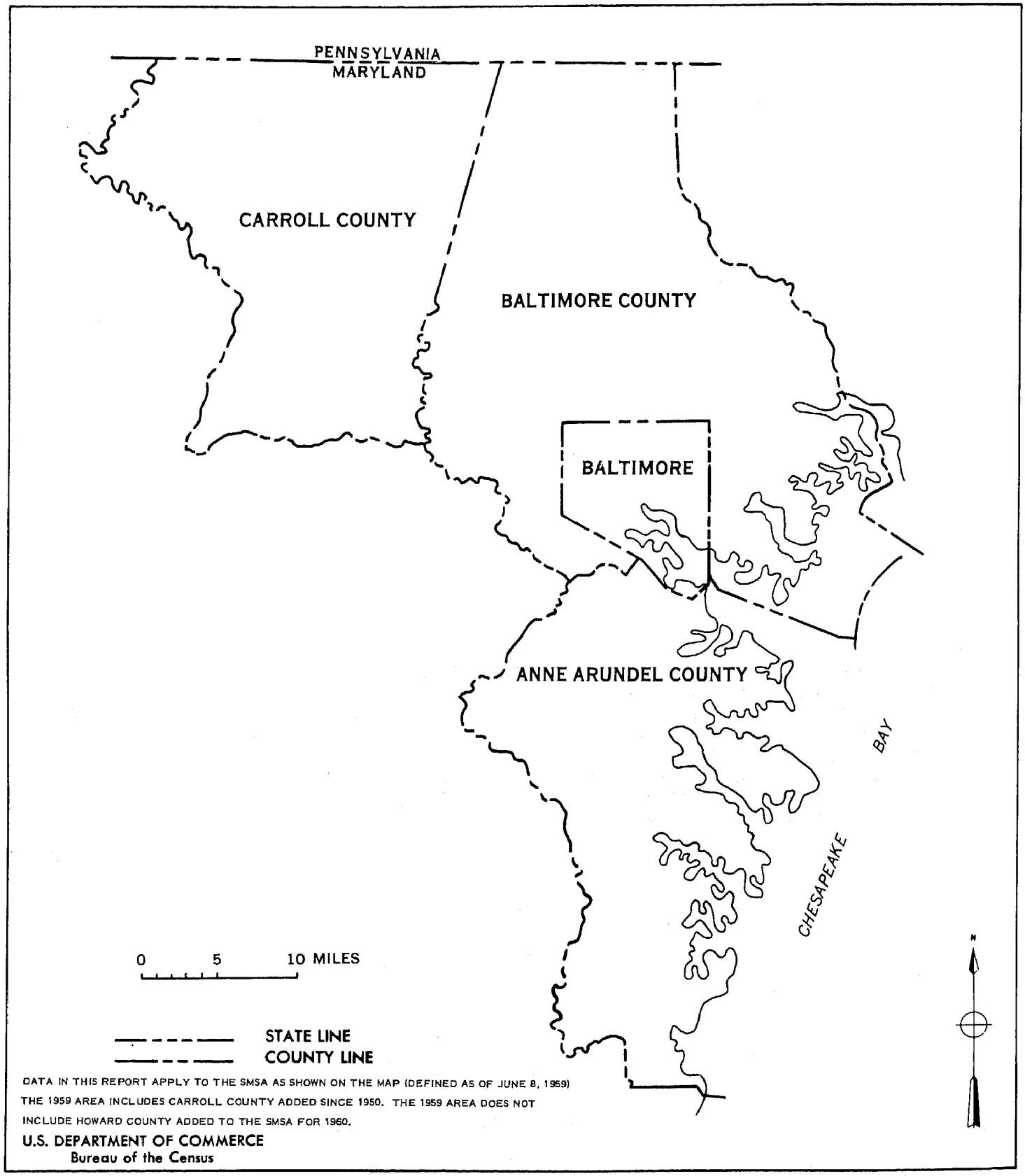
MARYLAND

STANDARD METROPOLITAN STATISTICAL AREA

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	125
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	127
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	133
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	135
5.	Holder of first mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	136

Baltimore, Md.

STANDARD METROPOLITAN STATISTICAL AREA



DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959) THE 1959 AREA INCLUDES CARROLL COUNTY ADDED SINCE 1950. THE 1959 AREA DOES NOT INCLUDE HOWARD COUNTY ADDED TO THE SMSA FOR 1960.

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	297,056	119,302	177,754
Total 1-dwelling-unit properties.....	270,501	104,666	165,835
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000.....	13,567	9,154	4,413
$5,000 to $7,400.....	40,663	21,891	18,772
$7,500 to $9,900.....	54,952	21,164	33,788
$10,000 to $12,400.....	67,799	19,866	47,933
$12,500 to $14,900.....	34,429	10,290	24,139
$15,000 to $17,400.....	24,910	8,438	16,472
$17,500 to $19,900.....	9,554	3,024	6,530
$20,000 to $24,900.....	7,307	3,318	3,989
$25,000 to $34,900.....	12,364	4,974	7,390
$35,000 or more.....	4,956	2,547	2,409
Median.....dollars..	11,000	10,000	11,400
Year Built			
1958 and 1959.....	18,491	3,509	14,982
1955 to 1957.....	38,839	7,107	31,732
1950 to 1954.....	52,791	11,596	41,195
1940 to 1949.....	45,186	15,020	30,166
1930 to 1939.....	23,306	10,935	12,371
1929 or earlier.....	91,888	56,499	35,389
Condition			
Not dilapidated.....	268,287	103,776	164,511
Dilapidated.....	2,214	890	1,324
Rooms			
Less than 4 rooms.....	3,273	2,209	1,064
4 rooms.....	19,854	7,829	12,025
5 rooms.....	55,773	18,901	36,872
6 rooms.....	126,961	46,943	80,018
7 rooms.....	39,487	14,689	24,798
8 rooms or more.....	25,153	14,095	11,058
Median.....	5.9	6.0	5.9
Purchase Price as Percent of Value			
Acquired by purchase.....	260,223	95,925	164,298
Purchased 1957 to 1960 (part).....	69,284	13,600	55,684
Less than 80 percent.....	6,155	1,533	4,622
80 to 89 percent.....	13,676	2,667	11,009
90 to 94 percent.....	11,119	1,196	9,923
95 to 99 percent.....	9,000	2,558	6,442
100 percent or more.....	29,334	5,646	23,688
Median.....percent..	97	98	97
Purchased 1950 to 1956.....	109,379	24,088	85,291
Less than 60 percent.....	5,330	1,043	4,287
60 to 79 percent.....	18,228	5,758	12,470
80 to 89 percent.....	26,280	5,605	20,675
90 to 99 percent.....	24,988	2,424	22,564
100 percent or more.....	34,553	9,258	25,295
Median.....percent..	92	89	92
Purchased 1949 or earlier.....	81,560	58,237	23,323
Less than 40 percent.....	19,123	15,452	3,671
40 to 59 percent.....	24,522	18,677	5,845
60 to 79 percent.....	20,706	13,727	6,979
80 to 99 percent.....	10,130	6,316	3,814
100 percent or more.....	7,079	4,065	3,014
Median.....percent..	58	55	66
Not acquired by purchase.....	10,278	8,741	1,537
Real Estate Tax			
Acquired before 1959.....	252,267	101,133	151,134
Less than $50.....	7,259	4,438	2,821
$50 to $99.....	15,635	7,959	7,676
$100 to $149.....	39,219	21,232	17,987
$150 to $199.....	49,649	19,309	30,340
$200 to $249.....	48,472	17,087	31,385
$250 to $299.....	40,945	13,361	27,584
$300 to $499.....	42,528	13,603	28,925
$500 or more.....	8,560	4,144	4,416
Median.....dollars..	215	194	227
Acquired 1959 and 1960 (part).....	18,234	3,533	14,701

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959.....	252,267	101,133	151,134
Less than $5.....	6,595	3,614	2,981
$5 to $9.....	17,695	7,707	9,988
$10 to $14.....	41,584	17,501	24,083
$15 to $19.....	61,085	21,627	39,458
$20 to $24.....	55,201	19,638	35,563
$25 to $29.....	31,862	14,476	17,386
$30 to $39.....	29,442	13,238	16,204
$40 or more.....	8,803	3,332	5,471
Median.....dollars..	20	20	20
Acquired 1959 and 1960 (part).....	18,234	3,533	14,701
OWNER CHARACTERISTICS			
Year Property Acquired			
New.....	122,206	39,096	83,110
1959 and 1960 (part).....	5,781	1,311	4,470
1957 and 1958.....	30,193	7,123	23,070
1955 and 1956.....	17,263	1,913	15,350
1950 to 1954.....	36,607	7,919	28,688
1945 to 1949.....	12,925	5,635	7,290
1940 to 1944.....	7,799	4,668	3,131
1939 or earlier.....	11,638	10,527	1,111
Previously occupied.....	148,295	65,570	82,725
1959 and 1960 (part).....	12,453	2,222	10,231
1957 and 1958.....	22,629	4,716	17,913
1955 and 1956.....	22,549	4,349	18,200
1950 to 1954.....	34,289	11,236	23,053
1945 to 1949.....	21,139	12,597	8,542
1940 to 1944.....	11,190	9,045	2,145
1939 or earlier.....	24,046	21,405	2,641
Manner of Acquisition			
By purchase or construction.....	260,223	95,925	164,298
Made new mortgage.....	205,909	50,011	155,898
Assumed mortgage from former owner.....	10,688	4,988	5,700
Assumed mortgage from former owner, made new second mortgage.....	633	442	191
Borrowed, other than mortgage.....	11,262	9,420	1,842
All cash.....	31,731	31,064	667
Not by purchase.....	10,278	8,741	1,537
Gift or inheritance.....	10,278	8,741	1,537
Other.....	...	...	...
Monthly Housing Costs			
Acquired before 1959.....	252,267	101,133	151,134
Less than $30.....	16,918	16,918	...
$30 to $39.....	25,516	25,294	222
$40 to $49.....	28,423	27,315	1,108
$50 to $59.....	15,163	13,010	2,153
$60 to $69.....	18,658	9,656	9,002
$70 to $79.....	14,428	2,807	11,621
$80 to $89.....	15,843	1,412	14,431
$90 to $99.....	21,136	2,148	18,988
$100 to $119.....	49,618	1,493	48,125
$120 to $149.....	29,235	669	28,566
$150 to $199.....	15,030	411	14,619
$200 or more.....	2,299	...	2,299
Median.....dollars..	84	43	107
Acquired 1959 and 1960 (part).....	18,234	3,533	14,701
Annual Housing Costs as Percent of Income			
Acquired before 1959.....	252,267	101,133	151,134
Less than 5 percent.....	10,811	10,589	222
5 to 9 percent.....	47,130	40,368	6,762
10 to 14 percent.....	53,673	20,859	32,814
15 to 19 percent.....	52,956	10,701	42,255
20 to 24 percent.....	40,193	6,138	34,055
25 to 29 percent.....	17,874	2,379	15,495
30 to 34 percent.....	8,668	1,957	6,711
35 to 39 percent.....	7,175	2,561	4,614
40 percent or more.....	13,787	5,581	8,206
Median.....percent..	16	10	19
Acquired 1959 and 1960 (part).....	18,234	3,533	14,701

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[**Number of properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	18,185	14,354	3,831
$2,000 to $2,999	16,812	12,392	4,420
$3,000 to $3,999	16,522	9,692	6,830
$4,000 to $4,999	28,897	11,310	17,587
$5,000 to $5,999	42,664	10,455	32,209
$6,000 to $6,999	33,411	9,447	23,964
$7,000 to $7,999	32,583	8,908	23,675
$8,000 to $8,999	23,983	5,948	18,035
$9,000 to $9,999	14,458	4,678	9,780
$10,000 to $11,999	17,172	5,214	11,958
$12,000 to $14,999	13,065	5,757	7,308
$15,000 or more	12,749	6,511	6,238
Median, dollars	6,400	5,400	6,800
Age of Head			
Under 25 years	2,781	223	2,558
25 to 34 years	53,359	4,233	49,126
35 to 44 years	72,287	14,367	57,920
45 to 64 years	105,064	56,208	48,856
65 years and over	37,010	29,635	7,375
Median	46	57	40
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	222,952	74,706	148,246
Under 45 years	117,061	15,406	101,655
With own children under 18	101,787	12,461	89,326
No own children under 18	15,274	2,945	12,329
45 to 64 years	81,847	40,956	40,891
With own children under 18	31,601	9,715	21,886
No own children under 18	50,246	31,241	19,005
65 years and over	24,044	18,344	5,700
Other households with 2 or more persons	36,212	21,391	14,821
Under 65 years	27,455	13,538	13,917
65 years and over	8,757	7,853	904
Households with 1 person	11,337	8,569	2,768
Under 65 years	7,128	5,131	1,997
65 years and over	4,209	3,438	771
Persons			
1 person	11,337	8,569	2,768
2 persons	73,474	46,968	26,506
3 persons	62,617	21,983	40,634
4 persons	54,371	14,125	40,246
5 persons	34,988	5,714	29,274
6 persons or more	33,714	7,307	26,407
Veteran Status			
Korean War service	25,706	1,424	24,282
Korean War service only	16,800	509	16,291
Korean War and other service	8,906	915	7,991
Other service	105,315	29,077	76,238
With World War II service	86,085	16,282	69,803
No World War II service	19,230	12,795	6,435
Nonveteran	139,480	74,165	65,315

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties..	177,754	171,320	6,434	15,326	14,720	606	...	56,044	55,792	252	106,384	100,808	5,576
Total 1-dwelling-unit properties.....	165,835	159,986	5,849	15,186	14,720	466	...	52,882	52,630	252	97,767	92,636	5,131
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	5,189	4,842	347	222	222	...	...	223	223	...	4,744	4,397	347
$2,000 to $3,999	10,767	9,886	881	664	664	...	...	222	222	...	9,881	9,000	881
$4,000 to $5,999	30,883	28,417	2,466	3,038	2,572	466	...	3,624	3,624	...	24,221	22,221	2,000
$6,000 to $7,999	35,813	34,104	1,709	4,505	4,505	...	...	11,856	11,604	252	19,452	17,995	1,457
$8,000 to $9,999	41,355	40,909	446	4,050	4,050	...	...	18,020	18,020	...	19,285	18,839	446
$10,000 to $11,999	27,303	27,303	...	2,431	2,431	...	...	15,900	15,900	...	8,972	8,972	...
$12,000 to $13,999	7,392	7,392	...	...	...	...	...	2,708	2,708	...	4,684	4,684	...
$14,000 to $15,999	5,121	5,121	...	276	276	...	...	329	329	...	4,516	4,516	...
$16,000 to $19,999	526	526	...	...	...	...	...	...	...	...	526	526	...
$20,000 to $24,999	1,055	1,055	...	...	...	...	...	...	...	...	1,055	1,055	...
$25,000 or more	431	431	...	...	...	...	...	...	...	...	431	431	...
Median.....dollars..	8,000	8,100	5,400	7,600	7,700	...	...	9,200	9,200	...	7,000	7,200	...
First Mortgage Outstanding Debt													
Less than $2,000	18,084	16,958	1,126	1,536	1,536	...	...	1,321	1,321	...	15,227	14,101	1,126
$2,000 to $3,999	27,255	25,524	1,731	1,666	1,200	466	...	3,505	3,505	...	22,084	20,819	1,265
$4,000 to $5,999	34,536	32,433	2,103	4,248	4,248	...	...	8,255	8,255	...	22,033	19,930	2,103
$6,000 to $7,999	30,757	30,314	443	2,604	2,604	...	...	15,006	14,754	252	13,147	12,956	191
$8,000 to $9,999	31,046	30,600	446	3,411	3,411	...	...	13,459	13,459	...	14,176	13,730	446
$10,000 to $11,999	18,043	18,043	...	1,445	1,445	...	...	10,069	10,069	...	6,529	6,529	...
$12,000 to $13,999	3,586	3,586	...	276	276	...	...	980	980	...	2,330	2,330	...
$14,000 to $15,999	1,042	1,042	...	...	...	...	...	287	287	...	755	755	...
$16,000 to $19,999	1,055	1,055	...	...	...	...	...	...	...	...	1,055	1,055	...
$20,000 to $24,999	...	...	...	...	...	...	...	...	...	...	...	...	...
$25,000 or more	431	431	...	...	...	...	...	...	...	...	431	431	...
Median.....dollars..	6,200	6,300	4,100	6,100	6,300	...	...	7,800	7,800	...	5,100	5,100	...
Term of First Mortgage													
Indefinite	1,250	1,250	...	...	...	...	...	...	...	...	1,250	1,250	...
On demand	1,062	1,062	...	...	...	...	...	...	...	...	1,062	1,062	...
Less than 8 years	6,782	6,213	569	...	...	...	...	...	...	...	6,782	6,213	569
8 to 12 years	23,915	22,690	1,225	...	...	...	...	441	441	...	23,474	22,249	1,225
13 to 17 years	28,880	26,180	2,700	438	438	...	...	2,000	2,000	...	26,442	23,742	2,700
18 to 22 years	41,910	41,500	410	3,105	2,886	219	...	9,950	9,950	...	28,855	28,664	191
23 to 27 years	36,786	35,841	945	7,536	7,289	247	...	19,348	19,096	252	9,902	9,456	446
28 to 32 years	25,250	25,250	...	4,107	4,107	...	...	21,143	21,143	...	...	...	...
33 years or more	...	...	...	...	...	...	...	...	...	...	...	...	...
Median.....years..	21	21	15	26	26	...	...	27	27	...	16	17	...
Interest Rate of First Mortgage													
Less than 4.0 percent	992	992	...	...	...	...	...	...	...	...	992	992	...
4.0 percent	19,435	18,936	499	1,153	906	247	...	14,304	14,052	252	3,978	3,978	...
4.1 to 4.4 percent	1,057	1,057	...	1,057	1,057	...	...	...	...	...	...	...	...
4.5 percent	48,802	48,583	219	6,456	6,237	219	...	32,687	32,687	...	9,659	9,659	...
4.6 to 4.9 percent	7,089	6,870	219	445	445	...	...	3,853	3,853	...	2,791	2,572	219
5.0 percent	25,402	25,055	347	1,210	1,210	...	...	...	...	...	24,192	23,845	347
5.1 to 5.4 percent	7,905	7,905	...	4,273	4,273	...	...	2,038	2,038	...	1,594	1,594	...
5.5 percent	13,113	12,913	200	592	592	...	...	...	...	...	12,521	12,321	200
5.6 to 5.9 percent	973	973	...	...	...	...	...	...	...	...	973	973	...
6.0 percent	40,211	35,846	4,365	...	...	...	...	...	...	...	40,211	35,846	4,365
6.1 to 6.9 percent	664	664	...	...	...	...	...	...	...	...	664	664	...
7.0 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	192	192	...	...	...	...	...	...	...	...	192	192	...
Median.....percent..	5.0	5.0	6.0	4.6	4.6	...	...	4.5	4.5	...	5.5	5.5	...
Origin of First Mortgage													
Made when property acquired	131,957	128,749	3,208	13,289	13,070	219	...	48,796	48,796	...	69,872	66,883	2,989
Assumed when property acquired	5,669	4,979	690	793	546	247	...	3,363	3,111	252	1,513	1,322	191
Made after property acquired	28,209	26,258	1,951	1,104	1,104	...	...	723	723	...	26,382	24,431	1,951
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	21,858	20,790	1,068	1,669	1,669	...	...	3,631	3,631	...	16,558	15,490	1,068
1958	22,981	21,705	1,276	2,022	1,775	247	...	4,088	3,836	252	16,871	16,094	777
1957	22,874	22,421	453	2,417	2,417	...	...	9,564	9,564	...	10,893	10,440	453
1955 and 1956	37,310	35,636	1,674	2,298	2,298	...	...	15,526	15,526	...	19,486	17,812	1,674
1950 to 1954	49,228	48,069	1,159	3,702	3,702	...	...	16,835	16,835	...	28,691	27,532	1,159
1945 to 1949	10,104	9,885	219	2,229	2,010	219	...	3,238	3,238	...	4,637	4,637	...
1940 to 1944	811	811	...	626	626	...	...	...	...	...	185	185	...
1939 or earlier	669	669	...	223	223	...	...	...	...	...	446	446	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Method of Payment of First Mortgage													
Regular payments required	165,644	159,795	5,849	15,186	14,720	466	...	52,882	52,630	252	97,576	92,445	5,131
Interest and principal	163,557	157,930	5,627	15,186	14,720	466	...	52,882	52,630	252	95,489	90,580	4,909
Interest only	2,087	1,865	222	...	...	...	...	...	...	...	2,087	1,865	222
Principal only	...	...	...	...	...	...	...	...	...	...	...	...	...
No regular payments required	191	191	...	...	...	...	...	...	...	...	191	191	...
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	165,644	159,795	5,849	15,186	14,720	466	...	52,882	52,630	252	97,576	92,445	5,131
Less than $30	12,908	12,686	222	2,084	2,084	...	...	1,118	1,118	...	9,706	9,484	222
$30 to $39	21,866	19,506	2,360	3,503	3,037	466	...	5,825	5,825	...	12,538	10,644	1,894
$40 to $49	38,582	37,444	1,138	4,128	4,128	...	...	18,734	18,482	252	15,720	14,834	886
$50 to $59	41,727	40,480	1,247	3,309	3,309	...	...	18,602	18,602	...	19,816	18,569	1,247
$60 to $69	22,672	21,790	882	1,667	1,667	...	...	7,054	7,054	...	13,951	13,069	882
$70 to $79	8,784	8,784	...	219	219	...	...	1,040	1,040	...	7,525	7,525	...
$80 to $89	8,357	8,357	...	276	276	...	...	509	509	...	7,572	7,572	...
$90 to $99	4,988	4,988	...	...	...	...	...	...	...	...	4,988	4,988	...
$100 to $119	3,830	3,830	...	...	...	...	...	...	...	...	3,830	3,830	...
$120 to $149	1,277	1,277	...	...	...	...	...	...	...	...	1,277	1,277	...
$150 to $199	222	222	...	...	...	...	...	...	...	...	222	222	...
$200 or more	431	431	...	...	...	...	...	...	...	...	431	431	...
Median.....dollars	52	53	43	45	45	...	...	50	50	...	55	56	...
No regular payments required	191	191	...	...	...	...	...	...	...	...	191	191	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	157,400	152,047	5,353	13,676	13,210	466	...	50,424	50,172	252	93,300	88,665	4,635
Delinquent	8,244	7,748	496	1,510	1,510	...	...	2,458	2,458	...	4,276	3,780	496
No regular payments required	191	191	...	...	...	...	...	...	...	...	191	191	...
Holder of First Mortgage													
Commercial bank or trust company, own account	10,205	9,085	1,120	935	688	247	...	770	770	...	8,500	7,627	873
Commercial bank or trust company, trust account	223	223	...	...	...	...	...	...	...	...	223	223	...
Mutual savings bank	32,119	31,867	252	3,220	3,220	...	...	18,305	18,053	252	10,594	10,594	...
Savings and loan association	89,144	85,327	3,817	3,157	3,157	...	...	26,945	26,945	...	59,042	55,225	3,817
Life insurance company	17,049	16,611	438	5,533	5,314	219	...	4,200	4,200	...	7,316	7,097	219
Mortgage company	1,354	1,354	...	588	588	...	...	766	766	...	...	...	...
Real estate or construction company	3,563	3,563	...	445	445	...	...	...	...	...	3,118	3,118	...
Federal or State agency	4,346	4,346	...	767	767	...	...	1,896	1,896	...	1,683	1,683	...
Retirement system, welfare fund, etc.	322	322	...	322	322	...	...	...	...	...	...	...	...
Other nonprofit organization	219	219	...	219	219	...	...	...	...	...	...	...	...
Individual or individual's estate	7,099	6,877	222	...	...	...	...	...	...	...	7,099	6,877	222
Other	192	192	...	...	...	...	...	...	...	...	192	192	...
Servicing of First Mortgage													
By holder	143,895	138,709	5,186	7,257	7,010	247	...	43,998	43,746	252	92,640	87,953	4,687
By agent	21,940	21,277	663	7,929	7,710	219	...	8,884	8,884	...	5,127	4,683	444
Location of First Mortgage Holder													
Holder and property in--													
Same division	145,057	139,893	5,164	7,588	7,588	...	...	44,221	43,969	252	93,248	88,336	4,912
Different division	20,778	20,093	685	7,598	7,132	466	...	8,661	8,661	...	4,519	4,300	219
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	137,626	133,728	3,898	14,082	13,616	466	...	52,159	51,907	252	71,385	68,205	3,180
Less than 40 percent	3,473	3,473	...	...	...	...	...	...	...	...	3,473	3,473	...
40 to 49 percent	6,750	6,750	...	...	...	...	...	410	410	...	6,340	6,340	...
50 to 59 percent	12,728	11,826	902	1,174	927	247	...	1,023	1,023	...	10,531	9,876	655
60 to 69 percent	19,691	17,896	1,795	1,375	1,156	219	...	1,625	1,373	252	16,691	15,367	1,324
70 to 79 percent	18,045	17,044	1,001	956	956	...	...	4,710	4,710	...	12,379	11,378	1,001
80 to 84 percent	11,115	10,915	200	2,344	2,344	...	...	3,985	3,985	...	4,786	4,586	200
85 to 89 percent	13,189	13,189	...	3,257	3,257	...	...	5,007	5,007	...	4,925	4,925	...
90 to 94 percent	17,982	17,982	...	2,776	2,776	...	...	9,989	9,989	...	5,217	5,217	...
95 to 99 percent	15,806	15,806	...	1,994	1,994	...	...	11,376	11,376	...	2,436	2,436	...
100 percent or more	18,847	18,847	...	206	206	...	...	14,034	14,034	...	4,607	4,607	...
Median.....percent	84	85	...	87	87	...	...	95	95	...	69	69	...
Other properties	28,209	26,258	1,951	1,104	1,104	...	...	723	723	...	26,382	24,431	1,951

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	137,626	133,728	3,898	14,082	13,616	466	...	52,159	51,907	252	71,385	68,205	3,180
Less than 40 percent	3,473	3,473	...	...	...	...	...	...	...	...	3,473	3,473	...
40 to 49 percent	6,750	6,750	...	...	...	...	...	410	410	...	6,340	6,340	...
50 to 59 percent	11,826	11,826	...	927	927	...	...	1,023	1,023	...	9,876	9,876	...
60 to 69 percent	17,896	17,896	...	1,156	1,156	...	...	1,373	1,373	...	15,367	15,367	...
70 to 79 percent	17,922	17,044	878	1,175	956	219	...	4,710	4,710	...	12,037	11,378	659
80 to 84 percent	10,915	10,915	...	2,344	2,344	...	...	3,985	3,985	...	4,586	4,586	...
85 to 89 percent	14,875	13,189	1,686	3,504	3,257	247	...	5,007	5,007	...	6,364	4,925	1,439
90 to 94 percent	18,613	17,982	631	2,776	2,776	...	...	9,989	9,989	...	5,848	5,217	631
95 to 99 percent	16,248	15,806	442	1,994	1,994	...	...	11,376	11,376	...	2,878	2,436	442
100 percent or more	19,108	18,847	261	206	206	...	...	14,286	14,034	252	4,616	4,607	9
Median, percent	85	85	...	87	87	...	...	95	95	...	71	69	...
Other properties	28,209	26,258	1,951	1,104	1,104	...	...	723	723	...	26,382	24,431	1,951
Total Outstanding Debt as Percent of Value													
Less than 20 percent	19,582	18,459	1,123	1,552	1,552	...	...	1,543	1,543	...	16,487	15,364	1,123
20 to 29 percent	10,299	10,299	...	222	222	...	...	366	366	...	9,711	9,711	...
30 to 39 percent	21,173	20,793	380	1,206	987	219	...	2,918	2,918	...	17,049	16,888	161
40 to 49 percent	18,619	17,960	659	1,430	1,430	...	...	2,680	2,680	...	14,509	13,850	659
50 to 59 percent	22,074	20,858	1,216	2,161	2,161	...	...	6,273	6,273	...	13,640	12,424	1,216
60 to 69 percent	22,297	21,414	883	2,585	2,338	247	...	7,649	7,649	...	12,063	11,427	636
70 to 79 percent	17,168	16,731	437	2,218	2,218	...	...	7,801	7,801	...	7,149	6,712	437
80 to 89 percent	17,065	17,065	...	3,003	3,003	...	...	12,098	12,098	...	1,964	1,964	...
90 to 99 percent	10,059	9,615	444	346	346	...	...	6,985	6,985	...	2,728	2,284	444
100 percent or more	7,499	6,792	707	463	463	...	...	4,569	4,317	252	2,467	2,012	455
Median, percent	56	56	56	64	64	...	...	76	76	...	44	43	...
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	164,298	158,449	5,849	15,186	14,720	466	...	52,882	52,630	252	96,230	91,099	5,131
Less than $5,000	12,409	11,804	605	1,290	1,290	...	...	663	663	...	10,456	9,851	605
$5,000 to $7,400	23,861	21,957	1,904	2,466	2,219	247	...	5,500	5,500	...	15,895	14,238	1,657
$7,500 to $9,900	42,677	41,155	1,522	4,849	4,630	219	...	19,192	19,192	...	18,636	17,333	1,303
$10,000 to $12,400	45,211	44,268	943	5,471	5,471	...	...	19,919	19,667	252	19,821	19,130	691
$12,500 to $14,900	19,828	19,172	656	724	724	...	...	6,873	6,873	...	12,231	11,575	656
$15,000 to $17,400	7,623	7,623	...	...	...	...	...	513	513	...	7,110	7,110	...
$17,500 to $19,900	2,283	2,283	...	386	386	...	...	...	...	...	1,897	1,897	...
$20,000 to $24,900	6,948	6,948	...	...	...	...	...	222	222	...	6,726	6,726	...
$25,000 to $34,900	3,027	2,808	219	...	...	...	...	...	...	...	3,027	2,808	219
$35,000 or more	431	431	...	...	...	...	...	...	...	...	431	431	...
Median, dollars	10,200	10,200	8,200	9,500	9,600	...	...	10,100	10,100	...	10,400	10,500	...
Not acquired by purchase	1,537	1,537	...	...	...	...	...	...	...	...	1,537	1,537	...
Value													
Less than $5,000	4,413	4,190	223	223	223	...	...	...	...	...	4,190	3,967	223
$5,000 to $7,400	18,772	17,414	1,358	1,746	1,499	247	...	4,913	4,913	...	12,113	11,002	1,111
$7,500 to $9,900	33,788	33,126	662	3,345	3,345	...	...	14,792	14,792	...	15,651	14,989	662
$10,000 to $12,400	47,933	46,054	1,879	7,110	6,891	219	...	19,580	19,328	252	21,243	19,835	1,408
$12,500 to $14,900	24,139	23,622	517	2,266	2,266	...	...	9,366	9,366	...	12,507	11,990	517
$15,000 to $17,400	16,472	15,816	656	110	110	...	...	3,317	3,317	...	13,045	12,389	656
$17,500 to $19,900	6,530	6,195	335	276	276	...	...	414	414	...	5,840	5,505	335
$20,000 to $24,900	3,989	3,989	...	110	110	...	...	42	42	...	3,837	3,837	...
$25,000 to $34,900	7,390	7,390	...	...	...	...	...	458	458	...	6,932	6,932	...
$35,000 or more	2,409	2,190	219	...	...	...	...	...	...	...	2,409	2,190	219
Median, dollars	11,400	11,400	10,900	10,800	10,800	...	...	10,900	10,900	...	12,000	12,100	...
Year Built													
1958 and 1959	14,982	14,982	...	1,095	1,095	...	...	3,248	3,248	...	10,639	10,639	...
1955 to 1957	31,732	31,532	200	3,083	3,083	...	...	18,029	18,029	...	10,620	10,420	200
1950 to 1954	41,195	39,489	1,706	4,163	4,163	...	...	17,018	16,766	252	20,014	18,560	1,454
1940 to 1949	30,166	28,880	1,286	5,955	5,489	466	...	7,033	7,033	...	17,178	16,358	820
1930 to 1939	12,371	12,371	...	668	668	...	...	2,447	2,447	...	9,256	9,256	...
1929 or earlier	35,389	32,732	2,657	222	222	...	...	5,107	5,107	...	30,060	27,403	2,657
Number of Mortgages on Property													
1 mortgage	159,986	159,986	...	14,720	14,720	...	...	52,630	52,630	...	92,636	92,636	...
2 mortgages	5,602	...	5,602	219	...	219	...	252	...	252	5,131	...	5,131
3 mortgages or more	247	...	247	247	...	247	...	...	...	...	...	...	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	164,511	158,662	5,849	15,186	14,720	466	...	52,882	52,630	252	96,443	91,312	5,131
Dilapidated	1,324	1,324	...	...	...	...	...	...	...	...	1,324	1,324	...
Rooms													
Less than 4 rooms	1,064	1,064	...	...	...	...	...	570	570	...	494	494	...
4 rooms	12,025	11,616	409	1,729	1,729	...	...	2,186	2,186	...	8,110	7,701	409
5 rooms	36,872	35,651	1,221	3,467	3,248	219	...	12,719	12,719	...	20,686	19,684	1,002
6 rooms	80,018	77,839	2,179	7,960	7,713	247	...	30,670	30,418	252	41,388	39,708	1,680
7 rooms	24,798	23,635	1,163	2,030	2,030	...	...	5,783	5,783	...	16,985	15,822	1,163
8 rooms or more	11,058	10,181	877	...	...	...	...	954	954	...	10,104	9,227	877
Median	5.9	5.9	6.1	5.8	5.8	...	...	5.9	5.9	...	6.0	6.0	...
Purchase Price as Percent of Value													
Acquired by purchase	164,298	158,449	5,849	15,186	14,720	466	...	52,882	52,630	252	96,230	91,099	5,131
Purchased 1957 to 1960	55,684	53,331	2,353	5,886	5,639	247	...	17,031	16,779	252	32,767	30,913	1,854
Less than 80 percent	4,622	3,628	994	218	218	...	...	258	258	...	4,146	3,152	994
80 to 89 percent	11,009	10,381	628	1,253	1,253	...	...	2,344	2,344	...	7,412	6,784	628
90 to 94 percent	9,923	9,914	9	2,385	2,385	...	...	4,152	4,152	...	3,386	3,377	9
95 to 99 percent	6,442	6,442	...	516	516	...	...	1,708	1,708	...	4,218	4,218	...
100 percent or more	23,688	22,966	722	1,514	1,267	247	...	8,569	8,317	252	13,605	13,382	223
Median.....percent..	97	97	...	93	93	...	...	100+	100	...	97	98	...
Purchased 1950 to 1956	85,291	82,616	2,675	5,782	5,782	...	...	32,361	32,361	...	47,148	44,473	2,675
Less than 60 percent	4,287	3,952	335	222	222	...	...	...	...	...	4,065	3,730	335
60 to 79 percent	12,470	12,470	...	593	593	...	...	3,664	3,664	...	8,213	8,213	...
80 to 89 percent	20,675	19,002	1,673	1,516	1,516	...	...	8,424	8,424	...	10,735	9,062	1,673
90 to 99 percent	22,564	22,564	...	2,065	2,065	...	...	10,167	10,167	...	10,332	10,332	...
100 percent or more	25,295	24,628	667	1,386	1,386	...	...	10,106	10,106	...	13,803	13,136	667
Median.....percent..	92	93	...	93	93	...	...	94	94	...	91	91	...
Purchased 1949 or earlier	23,323	22,502	821	3,518	3,299	219	...	3,490	3,490	...	16,315	15,713	602
Less than 40 percent	3,671	3,510	161	404	404	...	...	223	223	...	3,044	2,883	161
40 to 59 percent	5,845	5,626	219	907	907	...	...	...	...	...	4,938	4,719	219
60 to 79 percent	6,979	6,538	441	659	440	219	...	1,926	1,926	...	4,394	4,172	222
80 to 99 percent	3,814	3,814	...	972	972	...	...	1,341	1,341	...	1,501	1,501	...
100 percent or more	3,014	3,014	...	576	576	...	...	...	...	...	2,438	2,438	...
Median.....percent..	66	66	...	...	...	...	...	...	...	...	61	61	...
Not acquired by purchase	1,537	1,537	...	...	...	...	...	...	...	...	1,537	1,537	...
Property Location													
Inside central city	69,807	66,984	2,823	5,707	5,707	...	...	23,001	22,749	252	41,099	38,528	2,571
Outside central city	96,028	93,002	3,026	9,479	9,013	466	...	29,881	29,881	...	56,668	54,108	2,560
Real Estate Tax													
Acquired before 1959	151,134	146,353	4,781	13,517	13,051	466	...	49,473	49,221	252	88,144	84,081	4,063
Less than $50	2,821	2,598	223	...	...	...	...	...	...	...	2,821	2,598	223
$50 to $99	7,676	7,118	558	...	...	...	...	1,213	1,213	...	6,463	5,905	558
$100 to $149	17,987	17,764	223	2,115	2,115	...	...	4,360	4,360	...	11,512	11,289	223
$150 to $199	30,340	27,850	2,490	3,096	2,877	219	...	9,282	9,282	...	17,962	15,691	2,271
$200 to $249	31,385	30,911	474	3,943	3,943	...	...	15,265	15,013	252	12,177	11,955	222
$250 to $299	27,584	27,237	347	2,478	2,478	...	...	10,426	10,426	...	14,680	14,333	347
$300 to $499	28,925	28,459	466	1,885	1,638	247	...	8,280	8,280	...	18,760	18,541	219
$500 or more	4,416	4,416	...	...	...	...	...	647	647	...	3,769	3,769	...
Median.....dollars..	227	229	...	220	219	...	...	232	232	...	222	227	...
Acquired 1959 and 1960 (part)	14,701	13,633	1,068	1,669	1,669	...	...	3,409	3,409	...	9,623	8,555	1,068
Real Estate Tax per $1,000 Value													
Acquired before 1959	151,134	146,353	4,781	13,517	13,051	466	...	49,473	49,221	252	88,144	84,081	4,063
Less than $5	2,981	2,981	...	...	...	...	...	...	...	...	2,981	2,981	...
$5 to $9	9,988	8,876	1,112	...	...	...	...	990	990	...	8,998	7,886	1,112
$10 to $14	24,083	23,034	1,049	1,406	1,406	...	...	6,666	6,666	...	16,011	14,962	1,049
$15 to $19	39,458	39,016	442	5,405	5,186	219	...	11,468	11,468	...	22,585	22,362	223
$20 to $24	35,563	34,298	1,265	3,663	3,663	...	...	12,268	12,016	252	19,632	18,619	1,013
$25 to $29	17,386	17,164	222	640	640	...	...	8,513	8,513	...	8,233	8,011	222
$30 to $39	16,204	15,760	444	1,933	1,933	...	...	7,236	7,236	...	7,035	6,591	444
$40 or more	5,471	5,224	247	470	223	247	...	2,332	2,332	...	2,669	2,669	...
Median.....dollars..	20	20	...	20	20	...	...	22	22	...	19	19	...
Acquired 1959 and 1960 (part)	14,701	13,633	1,068	1,669	1,669	...	...	3,409	3,409	...	9,623	8,555	1,068

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	83,110	81,817	1,293	9,669	9,669	...	...	33,916	33,916	...	39,525	38,232	1,293
1959 and 1960 (part)	4,470	4,470	...	767	767	...	...	1,307	1,307	...	2,396	2,396	...
1957 and 1958	23,070	23,061	9	2,356	2,356	...	...	9,588	9,588	...	11,126	11,117	9
1955 and 1956	15,350	15,350	...	838	838	...	...	10,133	10,133	...	4,379	4,379	...
1950 to 1954	28,688	28,006	682	2,846	2,846	...	...	10,675	10,675	...	15,167	14,485	682
1945 to 1949	7,290	7,071	219	2,013	2,013	...	...	2,213	2,213	...	3,064	2,845	219
1940 to 1944	3,131	2,970	161	626	626	...	...	...	...	...	2,505	2,344	161
1939 or earlier	1,111	889	222	223	223	...	...	...	...	...	888	666	222
Previously occupied	82,725	78,169	4,556	5,517	5,051	466	...	18,966	18,714	252	58,242	54,404	3,838
1959 and 1960 (part)	10,231	9,163	1,068	902	902	...	...	2,102	2,102	...	7,227	6,159	1,068
1957 and 1958	17,913	16,637	1,276	1,861	1,614	247	...	4,034	3,782	252	12,018	11,241	777
1955 and 1956	18,200	16,874	1,326	1,238	1,238	...	...	5,144	5,144	...	11,818	10,492	1,326
1950 to 1954	23,053	22,386	667	860	860	...	...	6,409	6,409	...	15,784	15,117	667
1945 to 1949	8,542	8,323	219	656	437	219	...	1,277	1,277	...	6,609	6,609	...
1940 to 1944	2,145	2,145	...	...	...	...	...	...	...	...	2,145	2,145	...
1939 or earlier	2,641	2,641	...	...	...	...	...	...	...	...	2,641	2,641	...
Manner of Acquisition													
By purchase or construction	164,298	158,449	5,849	15,186	14,720	466	...	52,882	52,630	252	96,230	91,099	5,131
Made new mortgage	155,898	150,958	4,940	14,393	14,174	219	...	49,519	49,519	...	91,986	87,265	4,721
Assumed mortgage from former owner	5,700	5,201	499	793	546	247	...	3,363	3,111	252	1,544	1,544	...
Assumed mortgage from former owner, made new second mortgage	191	...	191	...	...	...	...	...	...	...	191	...	191
Borrowed, other than mortgage	1,842	1,623	219	...	...	...	...	...	...	...	1,842	1,623	219
All cash	667	667	...	...	...	...	...	...	...	...	667	667	...
Not by purchase	1,537	1,537	...	...	...	...	...	...	...	...	1,537	1,537	...
Gift or inheritance	1,537	1,537	...	...	...	...	...	...	...	...	1,537	1,537	...
Other	...	...	...	...	...	...	...	...	...	...	...	....	...
Monthly Housing Costs													
Acquired before 1959	151,134	146,353	4,781	13,517	13,051	466	...	49,473	49,221	252	88,144	84,081	4,063
Less than $30	...	...	...	...	...	...	...	...	...	...	...	...	...
$30 to $39	222	222	...	...	...	...	...	...	...	...	222	222	...
$40 to $49	1,108	1,108	...	...	...	...	...	223	223	...	885	885	...
$50 to $59	2,153	1,931	222	...	...	...	...	223	223	...	1,930	1,708	222
$60 to $69	9,002	9,002	...	881	881	...	...	672	672	...	7,449	7,449	...
$70 to $79	11,621	11,621	...	1,073	1,073	...	...	3,112	3,112	...	7,436	7,436	...
$80 to $89	14,431	13,873	558	2,973	2,973	...	...	6,836	6,836	...	4,622	4,064	558
$90 to $99	18,988	18,212	776	2,586	2,367	219	...	7,994	7,994	...	8,408	7,851	557
$100 to $119	48,125	47,237	888	2,290	2,290	...	...	21,570	21,570	...	24,265	23,377	888
$120 to $149	28,566	27,113	1,453	3,438	3,191	247	...	8,293	8,041	252	16,835	15,881	954
$150 to $199	14,619	13,963	656	276	276	...	...	550	550	...	13,793	13,137	656
$200 or more	2,299	2,071	228	...	...	...	...	...	...	...	2,299	2,071	228
Median.....dollars..	107	107	...	97	97	...	...	105	105	...	111	111	...
Acquired 1959 and 1960 (part)	14,701	13,633	1,068	1,669	1,669	...	...	3,409	3,409	...	9,623	8,555	1,068
Annual Housing Costs as Percent of Income													
Acquired before 1959	151,134	146,353	4,781	13,517	13,051	466	...	49,473	49,221	252	88,144	84,081	4,063
Less than 5 percent	222	222	...	...	...	...	...	222	222	...	...	...	...
5 to 9 percent	6,762	6,540	222	1,446	1,446	...	...	1,007	1,007	...	4,309	4,087	222
10 to 14 percent	32,814	32,126	688	3,649	3,402	247	...	10,531	10,531	...	18,634	18,193	441
15 to 19 percent	42,255	41,701	554	4,123	4,123	...	...	16,104	16,104	...	22,028	21,474	554
20 to 24 percent	34,055	33,249	806	3,633	3,414	219	...	12,477	12,225	252	17,945	17,610	335
25 to 29 percent	15,495	15,041	454	438	438	...	...	5,626	5,626	...	9,431	8,977	454
30 to 34 percent	6,711	6,364	347	228	228	...	...	905	905	...	5,578	5,231	347
35 to 39 percent	4,614	3,288	1,326	...	...	...	...	717	717	...	3,897	2,571	1,326
40 percent or more	8,206	7,822	384	...	...	...	...	1,884	1,884	...	6,322	5,938	384
Median.....percent..	19	19	...	17	17	...	...	19	19	...	20	20	...
Acquired 1959 and 1960 (part)	14,701	13,633	1,068	1,669	1,669	...	...	3,409	3,409	...	9,623	8,555	1,068
Income[1]													
Less than $2,000	3,831	3,831	...	...	...	...	...	1,413	1,413	...	2,418	2,418	...
$2,000 to $2,999	4,420	3,814	606	...	...	...	...	744	744	...	3,676	3,070	606
$3,000 to $3,999	6,830	5,750	1,080	787	787	...	...	1,126	1,126	...	4,917	3,837	1,080
$4,000 to $4,999	17,587	16,682	905	446	446	...	...	5,435	5,435	...	11,706	10,801	905
$5,000 to $5,999	32,209	31,112	1,097	2,380	2,161	219	...	11,995	11,995	...	17,834	16,956	878
$6,000 to $6,999	23,964	23,377	587	3,989	3,989	...	...	7,529	7,277	252	12,446	12,111	335
$7,000 to $7,999	23,675	23,675	...	1,522	1,522	...	...	9,895	9,895	...	12,258	12,258	...
$8,000 to $8,999	18,035	17,599	436	2,879	2,879	...	...	6,212	6,212	...	8,944	8,508	436
$9,000 to $9,999	9,780	9,549	231	332	332	...	...	2,854	2,854	...	6,594	6,363	231
$10,000 to $11,999	11,958	11,270	688	915	668	247	...	2,939	2,939	...	8,104	7,663	441
$12,000 to $14,999	7,308	7,308	...	1,714	1,714	...	...	1,223	1,223	...	4,371	4,371	...
$15,000 or more	6,238	6,019	219	222	222	...	...	1,517	1,517	...	4,499	4,280	219
Median.....dollars..	6,800	6,800	5,300	7,000	7,000	...	...	6,800	6,800	...	6,700	6,800	...
Age of Head													
Under 25 years	2,558	2,367	191	9	9	...	...	327	327	...	2,222	2,031	191
25 to 34 years	49,126	47,587	1,539	4,698	4,698	....	...	26,445	26,445	...	17,983	16,444	1,539
35 to 44 years	57,920	55,875	2,045	5,819	5,600	219	...	22,371	22,119	252	29,730	28,156	1,574
45 to 64 years	48,856	47,562	1,294	4,475	4,228	247	...	3,187	3,187	...	41,194	40,147	1,047
65 years and over	7,375	6,595	780	185	185	...	...	552	552	...	6,638	5,858	780
Median	40	40	41	40	40	...	...	35	35	...	45	45	...

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	148,246	143,000	5,246	14,642	14,176	466	...	47,684	47,432	252	85,920	81,392	4,528
Under 45 years	101,655	98,322	3,333	10,204	9,985	219	...	44,728	44,476	252	46,723	43,861	2,862
With own children under 18	89,326	86,682	2,644	9,438	9,219	219	...	37,861	37,861	...	42,027	39,602	2,425
No own children under 18	12,329	11,640	689	766	766	...	...	6,867	6,615	252	4,696	4,259	437
45 to 64 years	40,891	39,758	1,133	4,253	4,006	247	...	2,956	2,956	...	33,682	32,796	886
With own children under 18	21,886	21,417	469	2,330	2,083	247	...	1,164	1,164	...	18,392	18,170	222
No own children under 18	19,005	18,341	664	1,923	1,923	...	...	1,792	1,792	...	15,290	14,626	664
65 years and over	5,700	4,920	780	185	185	...	...	...	...	...	5,515	4,735	780
Other households with 2 or more persons	14,821	14,218	603	544	544	...	...	4,031	4,031	...	10,246	9,643	603
Under 65 years	13,917	13,314	603	544	544	...	...	3,808	3,808	...	9,565	8,962	603
65 years and over	904	904	...	...	...	...	...	223	223	...	681	681	...
Households with 1 person	2,768	2,768	...	...	...	...	...	1,167	1,167	...	1,601	1,601	...
Under 65 years	1,997	1,997	...	...	...	...	...	838	838	...	1,159	1,159	...
65 years and over	771	771	...	...	...	...	...	329	329	...	442	442	...
Color of Head													
White	146,815	143,110	3,705	14,377	13,911	466	...	47,030	47,030	...	85,408	82,169	3,239
Nonwhite	19,020	16,876	2,144	809	809	...	...	5,852	5,600	252	12,359	10,467	1,892
Persons													
1 person	2,768	2,768	...	...	...	...	...	1,167	1,167	...	1,601	1,601	...
2 persons	26,506	25,260	1,246	1,667	1,667	...	...	5,628	5,376	252	19,211	18,217	994
3 persons	40,634	39,374	1,260	4,333	4,333	...	...	12,329	12,329	...	23,972	22,712	1,260
4 persons	40,246	39,019	1,227	3,552	3,086	466	...	15,450	15,450	...	21,244	20,483	761
5 persons	29,274	27,834	1,440	4,063	4,063	...	...	10,987	10,987	...	14,224	12,784	1,440
6 persons or more	26,407	25,731	676	1,571	1,571	...	...	7,321	7,321	...	17,515	16,839	676
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	55,684	53,331	2,353	5,886	5,639	247	...	17,031	16,779	252	32,767	30,913	1,854
Less than 1.0	5,398	4,496	902	1,606	1,359	247	...	1,077	1,077	...	2,715	2,060	655
1.0 to 1.4	13,960	13,175	785	2,101	2,101	...	...	4,729	4,729	...	7,130	6,345	785
1.5 to 1.9	16,273	15,798	475	796	796	...	...	7,094	6,842	252	8,383	8,160	223
2.0 to 2.4	9,876	9,685	191	927	927	...	...	1,977	1,977	...	6,972	6,781	191
2.5 to 2.9	5,183	5,183	...	456	456	...	...	1,164	1,164	...	3,563	3,563	...
3.0 to 3.4	2,127	2,127	...	...	...	...	...	495	495	...	1,632	1,632	...
3.5 to 3.9	...	...	...	...	...	...	...	...	...	...	...	...	...
4.0 or more	2,867	2,867	...	...	...	...	...	495	495	...	2,372	2,372	...
Median.....ratio..	1.8	1.8	...	1.3	1.3	...	...	1.7	1.7	...	1.9	1.9	...
Other properties	110,151	106,655	3,496	9,300	9,081	219	...	35,851	35,851	...	65,000	61,723	3,277
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	165,644	159,795	5,849	15,186	14,720	466	...	52,882	52,630	252	97,576	92,445	5,131
Less than 5 percent	15,523	14,180	1,343	2,993	2,746	247	...	2,605	2,605	...	9,925	8,829	1,096
5 to 9 percent	76,832	75,355	1,477	9,068	8,849	219	...	30,077	29,825	252	37,687	36,681	1,006
10 to 14 percent	48,873	47,308	1,565	2,779	2,779	...	...	16,016	16,016	...	30,078	28,513	1,565
15 to 19 percent	14,258	13,178	1,080	346	346	...	...	2,300	2,300	...	11,612	10,532	1,080
20 to 24 percent	4,577	4,577	...	...	...	...	...	471	471	...	4,106	4,106	...
25 to 29 percent	1,963	1,740	223	...	...	...	...	...	...	...	1,963	1,740	223
30 to 34 percent	392	231	161	...	...	...	...	...	...	...	392	231	161
35 to 39 percent	510	510	...	...	...	...	...	...	...	...	510	510	...
40 percent or more	2,716	2,716	...	...	...	...	...	1,413	1,413	...	1,303	1,303	...
Median.....percent..	9	9	10	8	8	...	...	9	9	...	10	10	...
No regular payments required	191	191	...	...	...	...	...	...	...	...	191	191	...
Real Estate Tax as Percent of Income													
Acquired before 1959	151,134	146,353	4,781	13,517	13,051	466	...	49,473	49,221	252	88,144	84,081	4,063
Less than 1.0 percent	3,036	2,817	219	...	...	...	...	222	222	...	2,814	2,595	219
1.0 to 1.9 percent	18,736	18,291	445	1,885	1,885	...	...	4,396	4,396	...	12,455	12,010	445
2.0 to 2.9 percent	46,394	45,051	1,343	4,560	4,560	...	...	14,074	14,074	...	27,760	26,417	1,343
3.0 to 3.9 percent	32,084	30,706	1,378	4,237	3,771	466	...	11,901	11,649	252	15,946	15,286	660
4.0 to 4.9 percent	22,369	21,703	666	2,053	2,053	...	...	8,611	8,611	...	11,705	11,039	666
5.0 to 7.4 percent	19,024	18,677	347	563	563	...	...	7,437	7,437	...	11,024	10,677	347
7.5 to 9.9 percent	3,199	2,816	383	219	219	...	...	948	948	...	2,032	1,649	383
10 percent or more	6,292	6,292	...	...	...	...	...	1,884	1,884	...	4,408	4,408	...
Median.....percent..	3.2	3.2	...	3.1	3.0	...	...	3.5	3.5	...	3.1	3.1	...
Acquired 1959 and 1960 (part)	14,701	13,633	1,068	1,669	1,669	...	...	3,409	3,409	...	9,623	8,555	1,068
Veteran Status													
Korean War service	24,282	23,409	873	1,187	1,187	...	...	17,379	17,379	...	5,716	4,843	873
Korean War service only	16,291	15,854	437	968	968	...	...	11,934	11,934	...	3,389	2,952	437
Korean War and other service	7,991	7,555	436	219	219	...	...	5,445	5,445	...	2,327	1,891	436
Other service	76,238	74,767	1,471	6,688	6,469	219	...	33,782	33,530	252	35,768	34,768	1,000
With World War II service	69,803	68,332	1,471	5,919	5,700	219	...	33,109	32,857	252	30,775	29,775	1,000
No World War II service	6,435	6,435	...	769	769	...	...	673	673	...	4,993	4,993	...
Nonveteran	65,315	61,810	3,505	7,311	7,064	247	...	1,721	1,721	...	56,283	53,025	3,258

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	1,122,800	1,096,393	26,407	96,015	94,085	1,930	...	421,242	419,654	1,588	605,543	582,654	22,889
Average first mortgage debt	6.3	6.4	4.1	6.3	6.4	3.2	...	7.5	7.5	6.3	5.7	5.8	4.1
First mortgage debt on 1-dwelling-unit properties	1,055,744	1,032,057	23,687	95,609	94,085	1,524	...	403,375	401,787	1,588	556,760	536,185	20,575
Average first mortgage debt	6.4	6.5	4.0	6.3	6.4	3.3	...	7.6	7.6	6.3	5.7	5.8	4.0
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	4,157	3,845	312	377	377	...	...	112	112	...	3,668	3,356	312
$2,000 to $3,999	22,999	20,313	2,686	975	975	...	...	111	111	...	21,913	19,227	2,686
$4,000 to $5,999	97,792	90,071	7,721	9,904	8,380	1,524	...	11,024	11,024	...	78,864	70,667	6,197
$6,000 to $7,999	192,476	183,256	9,220	23,863	23,863	...	...	67,753	66,165	1,588	100,860	93,228	7,632
$8,000 to $9,999	297,937	294,189	3,748	32,938	32,938	...	...	130,605	130,605	...	134,394	130,646	3,748
$10,000 to $11,999	260,156	260,156	...	23,936	23,936	...	...	159,527	159,527	...	76,693	76,693	...
$12,000 to $13,999	79,628	79,628	...	...	...	...	...	29,335	29,335	...	50,293	50,293	...
$14,000 to $15,999	59,276	59,276	...	3,616	3,616	...	...	4,908	4,908	...	50,752	50,752	...
$16,000 to $19,999	7,689	7,689	7,689	...	...	...	...	...	...	...	7,689	7,689	...
$20,000 to $24,999	20,105	20,105	...	...	...	...	...	...	...	...	20,105	20,105	...
$25,000 or more	13,529	13,529	...	...	...	...	...	...	...	...	13,529	13,529	...
First Mortgage Outstanding Debt													
Less than $2,000	19,650	18,235	1,415	1,750	1,750	...	...	907	907	...	16,993	15,578	1,415
$2,000 to $3,999	83,807	78,186	5,621	5,148	3,624	1,524	...	11,300	11,300	...	67,359	63,262	4,097
$4,000 to $5,999	173,183	163,033	10,150	21,473	21,473	...	...	43,205	43,205	...	108,505	98,355	10,150
$6,000 to $7,999	211,678	208,925	2,753	18,164	18,164	...	...	102,017	100,429	1,588	91,497	90,332	1,165
$8,000 to $9,999	277,136	273,388	3,748	29,908	29,908	...	...	121,703	121,703	...	125,525	121,777	3,748
$10,000 to $11,999	195,143	195,143	...	15,550	15,550	...	...	107,821	107,821	...	71,772	71,772	...
$12,000 to $13,999	45,957	45,957	...	3,616	3,616	...	...	12,060	12,060	...	30,281	30,281	...
$14,000 to $15,999	15,556	15,556	...	...	...	...	...	4,362	4,362	...	11,194	11,194	...
$16,000 to $19,999	20,105	20,105	...	...	...	...	...	...	...	...	20,105	20,105	...
$20,000 to $24,999	...	...	...	...	...	...	...	...	...	...	...	...	...
$25,000 or more	13,529	13,529	...	...	...	...	...	...	...	...	13,529	13,529	...
Term of First Mortgage													
Indefinite	6,256	6,256	...	...	...	...	...	...	...	...	6,256	6,256	...
On demand	2,574	2,574	...	...	...	...	...	...	...	...	2,574	2,574	...
Less than 8 years	22,236	21,480	756	...	...	...	...	...	...	...	22,236	21,480	756
8 to 12 years	84,974	81,177	3,797	...	...	...	...	906	906	...	84,068	80,271	3,797
13 to 17 years	130,486	119,377	11,109	2,716	2,716	...	...	5,911	5,911	...	121,859	110,750	11,109
18 to 22 years	302,220	300,420	1,800	13,798	13,163	635	...	53,655	53,655	...	234,767	233,602	1,165
23 to 27 years	274,119	267,894	6,225	44,216	43,327	889	...	144,903	143,315	1,588	85,000	81,252	3,748
28 to 32 years	232,879	232,894	...	34,879	34,879	...	...	198,000	198,000	...	...	...	...
33 years or more	...	...	...	...	...	...	...	...	...	...	...	...	...
Interest Rate of First Mortgage													
Less than 4.0 percent	3,536	3,536	...	...	...	...	...	...	...	...	3,536	3,536	...
4.0 percent	84,904	82,427	2,477	4,649	3,760	889	...	70,028	68,440	1,588	10,227	10,227	...
4.1 to 4.4 percent	5,177	5,177	...	5,177	5,177	...	...	...	...	...	...	...	...
4.5 percent	349,769	349,134	635	33,645	33,010	635	...	275,319	275,319	...	40,805	40,805	...
4.6 to 4.9 percent	55,558	54,638	920	845	845	...	...	38,218	...	...	16,495	15,575	920
5.0 percent	150,179	149,867	312	8,415	8,145	...	...	...	...	...	141,764	141,452	312
5.1 to 5.4 percent	81,772	81,772	...	39,800	39,800	...	...	19,810	19,810	...	22,162	22,162	...
5.5 percent	115,107	113,865	1,242	3,078	3,078	...	...	...	...	...	112,029	110,787	1,242
5.6 to 5.9 percent	11,713	11,713	...	...	...	...	...	...	...	...	11,713	11,713	...
6.0 percent	192,992	174,891	18,101	...	...	...	...	...	...	...	192,992	174,891	18,101
6.1 to 6.9 percent	4,595	4,595	...	...	...	...	...	...	...	...	4,595	4,595	...
7.0 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	442	442	...	...	...	...	...	...	...	...	442	442	...
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	160,253	155,865	4,388	15,926	15,926	...	...	32,865	32,865	...	111,462	107,074	4,388
1958	194,934	188,921	6,013	17,093	16,204	889	...	40,546	38,958	1,588	137,295	133,759	3,536
1957	171,621	170,143	1,476	19,035	19,035	...	...	87,210	87,210	...	65,376	63,900	1,476
1955 and 1956	244,615	236,027	8,488	14,107	14,107	...	...	131,187	131,187	...	99,321	90,733	8,588
1950 to 1954	251,840	249,253	2,587	18,864	18,864	...	...	101,537	101,537	...	131,439	128,852	2,587
1945 to 1949	30,023	29,388	635	9,765	9,130	635	...	10,030	10,030	...	10,228	10,228	...
1940 to 1944	1,321	1,321	...	618	618	...	...	...	...	...	703	703	...
1939 or earlier	1,137	1,137	...	201	201	...	...	...	...	...	936	936	...
Method of Payment of First Mortgage													
Regular payments required	1,055,209	1,031,522	23,687	95,609	94,085	1,524	...	403,375	401,787	1,588	556,225	535,650	20,575
Interest and principal	1,040,306	1,017,063	23,243	95,609	94,085	1,524	...	403,375	401,787	1,588	541,322	521,191	20,131
Interest only	14,903	14,459	444	...	...	...	...	...	...	...	14,903	14,459	444
Principal only	...	...	...	...	...	...	...	...	...	...	...	...	...
No regular payments required	535	535	...	...	...	...	...	...	...	...	535	535	...

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	1,055,209	1,031,522	23,687	95,609	94,085	1,524	...	403,375	401,787	1,588	556,225	535,650	20,575
Less than $30	30,014	29,570	444	3,853	3,853	...	...	1,863	1,863	...	24,298	23,854	444
$30 to $39	72,930	65,837	7,093	15,268	13,744	1,524	...	27,715	27,715	...	29,947	24,378	5,569
$40 to $49	208,272	204,451	3,821	26,424	26,524	...	...	122,516	120,928	1,588	59,232	56,999	2,233
$50 to $59	297,829	291,419	6,410	27,134	27,134	...	...	162,812	162,812	...	107,883	101,473	6,410
$60 to $69	185,021	179,102	5,919	17,659	17,659	...	...	71,081	71,081	...	96,281	90,362	5,919
$70 to $79	76,320	76,320	...	1,555	1,555	...	...	12,316	12,316	...	62,449	62,449	...
$80 to $89	64,278	64,287	...	3,616	3,616	...	...	5,072	5,072	...	55,590	55,590	...
$90 to $99	47,277	47,277	...	...	...	...	...	...	...	...	47,277	47,277	...
$100 to $119	38,014	38,014	...	...	...	...	...	...	...	...	38,014	38,014	...
$120 to $149	21,681	21,681	...	...	...	...	...	...	...	...	21,681	21,681	...
$150 to $199	44	44	...	...	...	...	...	...	...	...	44	44	...
$200 or more	13,529	13,529	...	...	...	...	...	...	...	...	13,529	13,529	...
No regular payments required	535	535	...	...	...	...	...	...	...	...	535	535	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	1,007,017	985,335	21,682	85,537	84,013	1,524	...	380,280	378,692	1,588	541,200	522,630	18,570
Delinquent	48,192	46,187	2,005	10,072	10,072	...	...	23,095	23,095	...	15,025	13,020	2,005
No regular payments required	535	535	...	...	...	...	...	...	...	...	535	535	...
Holder of First Mortgage													
Commercial bank or trust company, own account	47,456	41,457	5,999	4,880	3,991	889	...	4,965	4,965	...	37,611	32,501	5,110
Commercial bank or trust company, trust account	847	847	...	...	...	...	...	...	...	...	847	847	...
Mutual savings bank	207,782	206,194	1,588	22,833	22,833	...	...	126,699	125,111	1,588	58,250	58,250	...
Savings and loan association	595,599	581,498	14,101	19,290	19,290	...	...	217,758	217,758	...	358,551	344,450	14,101
Life insurance company	100,528	98,973	1,555	32,711	32,076	635	...	29,437	29,437	...	38,380	37,460	920
Mortgage company	12,733	12,733	...	4,613	4,613	...	...	8,120	8,120	...	...	...	...
Real estate or construction company	23,452	23,452	...	845	845	...	...	...	...	...	21,607	21,607	...
Federal or State agency	33,989	33,989	...	8,284	8,284	...	...	16,396	16,396	...	9,309	9,309	...
Retirement system, welfare fund, etc.	1,868	1,868	...	1,868	1,868	...	...	...	...	...	...	...	...
Other nonprofit organization	285	285	...	285	285	...	...	...	...	...	...	...	...
Individual or individual's estate	31,763	31,319	444	...	...	...	...	...	...	...	31,763	31,319	444
Other	442	442	...	...	...	...	...	...	...	...	442	442	...
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	26,833	24,942	1,891	1,873	1,873	...	...	1,617	1,617	...	23,343	21,452	1,891
20 to 29 percent	45,387	42,749	2,638	1,012	377	635	...	1,560	1,560	...	42,815	40,812	2,003
30 to 39 percent	99,424	96,841	2,583	4,410	4,140	...	...	10,981	10,981	...	84,303	81,720	2,583
40 to 49 percent	112,468	108,714	3,754	7,334	7,334	...	...	11,956	11,956	...	93,178	89,424	3,754
50 to 59 percent	153,068	147,571	5,497	13,329	12,440	889	...	40,135	40,135	...	99,604	94,996	4,608
60 to 69 percent	182,306	179,476	2,830	18,057	18,057	...	...	60,702	59,114	1,588	103,547	102,305	1,242
70 to 79 percent	136,034	133,636	2,398	15,555	15,555	...	...	63,982	63,982	...	56,497	54,099	2,398
80 to 89 percent	150,356	150,356	...	27,929	27,929	...	...	107,563	107,563	...	14,864	14,864	...
90 to 99 percent	90,329	88,233	2,096	2,630	2,630	...	...	64,598	64,598	...	23,101	21,005	2,096
100 percent or more	59,539	59,539	...	3,750	3,750	...	...	40,281	40,281	...	15,508	15,508	...

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	1,132,885	96,462	422,325	614,098
Average total mortgage debt	6.4	6.3	7.5	5.8
Total mortgage debt on 1-dwelling-unit properties	1,064,521	95,972	404,458	564,091
Average total mortgage debt	6.4	6.3	7.6	5.8
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	19,069	1,750	907	16,412
$2,000 to $3,999	81,246	4,325	11,300	65,621
$4,000 to $5,999	173,253	22,659	43,205	107,389
$6,000 to $7,999	215,898	18,164	100,429	97,305
$8,000 to $9,999	279,642	29,908	121,703	128,031
$10,000 to $11,999	200,135	15,550	110,492	74,093
$12,000 to $13,999	45,957	3,616	12,060	30,281
$14,000 to $15,999	15,687	...	4,362	11,325
$16,000 to $19,999	20,105	...	...	20,105
$20,000 to $24,999	...	...	...	...
$25,000 or more	13,529	...	...	13,529
Total Outstanding Debt as Percent of Value				
Less than 20 percent	28,796	1,873	1,617	25,306
20 to 29 percent	42,749	377	1,560	40,812
30 to 39 percent	98,250	4,841	10,981	82,428
40 to 49 percent	111,918	7,334	11,956	92,628
50 to 59 percent	155,350	12,440	40,135	102,775
60 to 69 percent	184,032	19,243	59,114	105,675
70 to 79 percent	137,112	15,555	63,982	57,575
80 to 89 percent	150,356	27,929	107,563	14,864
90 to 99 percent	91,119	2,630	64,598	23,891
100 percent or more	64,839	3,750	42,952	18,137
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	9,359	468	...	8,891
$5,000 to $7,400	74,674	9,545	24,233	40,896
$7,500 to $9,900	182,504	18,892	96,647	66,965
$10,000 to $12,400	305,734	42,181	158,593	104,960
$12,500 to $14,900	184,586	18,872	86,923	78,791
$15,000 to $17,400	120,195	1,221	33,000	85,974
$17,500 to $19,000	43,464	3,616	2,532	37,316
$20,000 to $24,900	39,343	1,177	546	37,620
$25,000 to $34,900	75,282	...	1,984	73,298
$35,000 or more	29,380	...	...	29,380
Year Built				
1958 and 1959	144,329	11,761	35,998	96,570
1955 to 1957	282,370	25,320	162,807	94,243
1950 to 1954	271,772	26,278	121,367	124,127
1940 to 1949	154,741	29,543	48,641	76,557
1930 to 1939	63,951	1,916	11,658	50,377
1929 or earlier	147,358	1,154	23,987	122,217
Condition				
Not dilapidated	1,061,411	95,972	404,458	560,981
Dilapidated	3,110	...	...	3,110

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	934,712	80,046	373,280	481,386
Less than 5 percent	1,621	...	1,621	...
5 to 9 percent	17,594	4,629	3,221	9,744
10 to 14 percent	184,173	16,882	65,778	101,513
15 to 19 percent	265,163	28,630	126,777	109,756
20 to 24 percent	238,006	24,236	95,581	118,189
25 to 29 percent	106,394	4,654	50,901	50,839
30 to 34 percent	35,193	1,015	6,098	28,080
35 to 39 percent	33,405	...	7,539	25,866
40 percent or more	53,163	...	15,764	37,399
Acquired 1959 and 1960 (part)	129,809	15,926	31,178	82,705
Income[1]				
Less than $2,000	21,295	...	12,263	9,032
$2,000 to $2,999	14,734	...	4,893	9,841
$3,000 to $3,999	36,485	3,949	7,466	25,070
$4,000 to $4,999	103,294	2,171	45,686	55,437
$5,000 to $5,999	191,415	13,379	84,557	93,479
$6,000 to $6,999	137,666	24,825	49,492	63,349
$7,000 to $7,999	170,524	8,854	90,634	71,036
$8,000 to $8,999	127,966	22,136	43,388	62,442
$9,000 to $9,999	62,483	2,155	23,388	36,940
$10,000 to $11,999	70,005	3,924	19,203	46,878
$12,000 to $14,999	56,904	12,958	9,289	34,657
$15,000 or more	71,750	1,621	14,199	55,930
Age of Head				
Under 25 years	19,865	73	2,780	17,012
25 to 34 years	398,013	38,989	225,753	133,271
35 to 44 years	362,976	36,671	151,274	175,031
45 to 64 years	257,991	20,128	19,098	218,765
65 years and over	25,676	111	5,553	20,012
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	939,718	91,251	363,504	484,963
Under 45 years	724,051	72,633	345,653	305,765
With own children under 18	633,155	65,509	291,527	276,119
No own children under 18	90,896	7,124	54,126	29,646
45 to 64 years	200,954	18,507	17,851	164,596
With own children under 18	120,313	11,635	6,936	101,742
No own children under 18	80,641	6,872	10,915	62,854
65 years and over	14,713	111	...	14,602
Other households with 2 or more persons	108,787	4,721	29,719	74,347
Under 65 years	102,920	4,721	28,180	70,019
65 years and over	5,867	...	1,539	4,328
Households with 1 person	16,016	...	11,235	4,781
Under 65 years	10,920	...	7,221	3,699
65 years and over	5,096	...	4,014	1,082
Color of Head				
White	947,275	89,592	362,705	494,978
Nonwhite	117,246	6,380	41,753	69,113
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	1,063,986	95,972	404,458	563,556
Less than 5 percent	50,035	8,889	12,047	29,099
5 to 9 percent	475,204	60,826	216,832	197,546
10 to 14 percent	376,087	23,627	139,096	213,364
15 to 19 percent	89,781	2,630	20,719	66,432
20 to 24 percent	31,802	...	3,501	28,301
25 to 29 percent	15,477	...	...	15,477
30 to 34 percent	1,617	...	...	1,617
35 to 39 percent	2,430	...	...	2,430
40 percent or more	21,553	...	12,263	9,290
No regular payments required	535	...	...	535

[1] Income of owner and relatives living with him.

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	177,754	11,206	33,148	96,111	18,655	5,140	4,678	541	8,083	192
Total 1-dwelling-unit properties.....	165,835	10,428	32,119	89,144	17,049	4,917	4,346	541	7,099	192
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000	5,189	1,310	222	2,994	...	222	...	...	441	...
$2,000 to $3,999	10,767	877	1,682	4,981	222	891	818	219	885	192
$4,000 to $5,999	30,883	2,492	3,924	17,840	4,480	222	...	...	1,925	...
$6,000 to $7,999	35,813	2,269	7,685	18,865	3,123	222	907	322	2,420	...
$8,000 to $9,999	41,355	1,074	11,839	18,769	6,306	1,480	1,088	...	799	...
$10,000 to $11,999	27,303	1,361	5,198	16,198	1,609	1,212	1,533	...	192	...
$12,000 to $13,999	7,392	329	773	4,511	674	668	...	...	437	...
$14,000 to $15,999	5,121	651	796	3,039	635	...	...	...	...	...
$16,000 to $19,999	526	65	...	461	...	...	...	...	...	...
$20,000 to $24,999	1,055	...	...	1,055	...	...	...	...	...	...
$25,000 or more	431	...	...	431	...	...	...	...	...	...
Median.....dollars..	8,000	6,500	8,400	8,000	8,200	...	...	...	6,200	...
First Mortgage Outstanding Debt										
Less than $2,000	18,084	2,644	2,044	10,730	1,342	222	...	219	883	...
$2,000 to $3,999	27,255	2,108	3,818	12,207	4,484	1,113	1,040	...	2,293	192
$4,000 to $5,999	34,536	2,932	7,985	18,183	2,599	223	...	322	2,292	...
$6,000 to $7,999	30,757	1,312	8,762	15,014	2,913	793	1,155	...	808	...
$8,000 to $9,999	31,046	628	5,416	18,086	4,780	1,132	618	...	386	...
$10,000 to $11,999	18,043	410	3,514	10,501	655	1,211	1,533	...	219	...
$12,000 to $13,999	3,586	329	350	2,190	276	223	...	...	218	...
$14,000 to $15,999	1,042	65	230	747	...	...	...	...	...	...
$16,000 to $19,999	1,055	...	...	1,055	...	...	...	...	...	...
$20,000 to $24,999	...	...	...	...	...	...	...	...	...	...
$25,000 or more	431	...	...	431	...	...	...	...	...	...
Median.....dollars..	6,200	4,300	6,500	6,500	6,100	...	...	...	4,300	...
Term of First Mortgage										
Indefinite	1,250	223	...	...	...	445	...	...	582	...
On demand	1,062	222	...	840	...	...	...	...	...	...
Less than 8 years	6,782	3,833	...	1,428	...	223	...	...	1,106	192
8 to 12 years	23,915	3,124	2,928	15,266	445	892	...	...	1,260	...
13 to 17 years	28,880	659	3,542	19,308	3,502	668	...	...	1,201	...
18 to 22 years	41,910	666	10,889	21,621	3,606	1,798	1,695	...	1,635	...
23 to 27 years	36,786	1,701	9,977	15,234	7,097	125	1,118	219	1,315	...
28 to 32 years	25,250	...	4,783	15,447	2,399	766	1,533	322	...	...
33 years or more	...	...	...	...	...	...	...	...	...	...
Median.....years..	21	10	22	20	24	...	...	...	17	...
Interest Rate of First Mortgage										
Less than 4.0 percent	992	...	...	...	...	...	...	...	992	...
4.0 percent	19,435	470	7,382	6,332	4,237	...	414	...	600	...
4.1 to 4.4 percent	1,057	...	424	...	633	...	...	...	...	...
4.5 percent	48,802	2,868	16,428	19,532	7,737	891	716	219	391	...
4.6 to 4.9 percent	7,089	...	1,129	3,535	769	890	766	...	...	...
5.0 percent	25,402	3,313	4,653	13,500	737	...	1,683	...	1,496	...
5.1 to 5.4 percent	7,905	...	1,285	3,808	1,260	463	767	322	...	...
5.5 percent	13,113	991	374	9,893	1,414	222	...	...	219	...
5.6 to 5.9 percent	973	...	...	973	...	...	...	...	...	...
6.0 percent	40,211	2,786	444	31,571	222	2,228	...	...	2,960	...
6.1 to 6.9 percent	664	...	...	...	...	223	...	...	441	...
7.0 percent	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	192	...	...	...	...	...	...	...	...	192
Median.....percent..	5.0	5.1	4.6	5.3	4.5	...	...	...	5.5	...
Origin of First Mortgage										
Made when property acquired	131,957	5,760	28,952	68,555	14,138	4,251	4,346	541	5,222	192
Assumed when property acquired	5,669	247	1,109	3,890	201	222	...	...	...	...
Made after property acquired	28,209	4,421	2,058	16,699	2,710	444	...	...	1,877	...
Year First Mortgage Made or Assumed										
1959 and 1960 (part)	21,858	3,410	1,969	13,462	252	891	989	...	885	...
1958	22,981	1,233	2,942	13,811	2,689	908	766	...	440	192
1957	22,874	413	5,999	12,338	369	1,212	643	322	1,578	...
1955 and 1956	37,310	1,715	6,401	23,746	1,964	1,559	1,096	...	829	...
1950 to 1954	49,228	3,215	12,814	21,311	7,953	347	852	...	2,736	...
1945 to 1949	10,104	219	1,772	4,030	3,637	...	...	...	446	...
1940 to 1944	811	...	222	...	185	...	...	219	185	...
1939 or earlier	669	223	...	446	...	...	...	...	...	...
Method of Payment of First Mortgage										
Regular payments required	165,644	10,428	32,119	89,144	17,049	4,917	4,346	541	6,908	192
Interest and principal	163,557	9,554	32,119	88,926	17,049	4,917	4,346	541	5,913	192
Interest only	2,087	874	...	218	...	...	...	...	995	...
Principal only	...	...	...	...	...	...	...	...	...	...
No regular payments required	191	...	...	...	...	...	...	...	191	...

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	165,644	10,428	32,119	89,144	17,049	4,917	4,346	541	6,908	192
Less than $30	12,908	874	1,464	5,035	2,171	890	818	219	1,437	...
$30 to $39	21,866	2,431	3,268	11,545	2,986	...	...	322	1,314	...
$40 to $49	38,582	1,904	10,977	20,438	3,359	348	722	...	834	...
$50 to $59	41,727	440	10,890	20,296	6,073	1,451	1,273	...	1,112	192
$60 to $69	22,672	1,719	3,184	13,966	1,162	...	1,533	...	1,108	...
$70 to $79	8,784	1,314	1,227	5,580	219	444	...	...	...	...
$80 to $89	8,357	921	355	5,031	720	446	...	...	884	...
$90 to $99	4,988	222	...	3,742	359	446	...	...	219	...
$100 to $119	3,830	603	754	1,581	...	892	...	...	...	...
$120 to $149	1,277	...	...	1,277	...	...	...	...	...	...
$150 to $199	222	...	...	222	...	...	...	...	...	...
$200 or more	431	...	...	431	...	...	...	...	...	...
Median, ...dollars..	52	50	50	54	50	...	...	...	48	...
No regular payments required	191	...	...	...	...	...	...	...	191	...
Current Status of First Mortgage Payments										
Current or ahead of schedule	157,400	9,894	30,786	85,528	16,648	3,242	3,883	541	6,686	192
Delinquent	8,244	534	1,333	3,616	401	1,675	463	...	222	...
No regular payments required	191	...	...	...	...	...	...	...	191	...
Servicing of First Mortgage										
By holder	143,895	9,219	26,136	88,468	8,710	4,569	865	...	5,736	192
By agent	21,940	1,209	5,983	676	8,339	348	3,481	541	1,363	...
Location of First Mortgage Holder										
Holder and property in--										
Same division	145,057	9,493	27,729	88,852	6,761	4,917	865	...	6,440	...
Different division	20,778	935	4,390	292	10,288	...	3,481	541	659	192
Holder outside United States	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	137,626	6,007	30,061	72,445	14,339	4,473	4,346	541	5,222	192
Less than 40 percent	3,473	511	1,264	1,287	...	...	...	...	219	192
40 to 49 percent	6,750	539	1,582	4,406	223	...	...	...	...	...
50 to 59 percent	12,728	1,136	3,449	5,385	1,873	445	...	...	440	...
60 to 69 percent	19,691	1,885	4,103	9,557	3,469	...	...	...	677	...
70 to 79 percent	18,045	475	5,665	10,692	1,045	...	...	...	168	...
80 to 84 percent	11,115	...	2,212	6,902	1,684	125	...	...	192	...
85 to 89 percent	13,189	692	3,949	4,895	2,003	445	600	...	605	...
90 to 94 percent	17,982	222	3,247	8,914	2,896	223	1,165	...	1,315	...
95 to 99 percent	15,806	547	2,093	7,716	871	1,898	1,921	541	219	...
100 percent or more	18,847	...	2,497	12,691	275	1,337	660	...	1,387	...
Median, ...percent..	84	64	78	84	82	...	...	...	...	...
Other properties	28,209	4,421	2,058	16,699	2,710	444	...	...	1,877	...
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	137,626	6,007	30,061	72,445	14,339	4,473	4,346	541	5,222	192
Less than 40 percent	3,473	511	1,264	1,287	...	...	...	...	219	192
40 to 49 percent	6,750	539	1,582	4,406	223	...	...	...	...	...
50 to 59 percent	11,826	453	3,449	5,166	1,873	445	...	...	440	...
60 to 69 percent	17,896	1,448	3,851	8,670	3,250	...	...	...	677	...
70 to 79 percent	17,922	911	5,665	9,914	1,264	...	...	...	168	...
80 to 84 percent	10,915	...	2,212	6,702	1,684	125	...	...	192	...
85 to 89 percent	14,875	1,376	3,949	5,897	2,003	445	600	...	605	...
90 to 94 percent	18,613	222	3,247	9,545	2,896	223	1,165	...	1,315	...
95 to 99 percent	16,248	547	2,093	8,158	871	1,898	1,921	541	219	...
100 percent or more	19,108	...	2,749	12,700	275	1,337	660	...	1,387	...
Median, ...percent..	85	71	79	85	82	...	...	...	...	...
Other properties	28,209	4,421	2,058	16,699	2,710	444	...	...	1,877	...
Total Outstanding Debt as Percent of Value										
Less than 20 percent	19,582	3,307	2,205	9,748	2,840	...	...	219	1,071	192
20 to 29 percent	10,299	2,621	1,546	2,998	1,438	445	...	...	1,251	...
30 to 39 percent	21,173	415	6,051	10,683	2,562	223	654	...	585	...
40 to 49 percent	18,619	1,526	3,171	11,116	2,170	222	414	...	...	...
50 to 59 percent	22,074	847	5,144	12,226	1,251	445	...	...	2,161	...
60 to 69 percent	22,297	439	5,464	11,223	4,214	571	164	...	222	...
70 to 79 percent	17,168	1,208	3,651	10,112	949	...	...	322	926	...
80 to 89 percent	17,065	...	3,271	9,841	1,625	223	1,663	...	442	...
90 to 99 percent	10,059	65	375	7,071	...	2,103	222	...	223	...
100 percent or more	7,499	...	1,241	4,126	...	685	1,229	...	218	...
Median, ...percent..	56	27	56	58	48	...	...	...	53	...

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	4,413	...	222	2,857	...	667	...	...	667	...
$5,000 to $7,400	18,772	466	1,113	12,272	668	1,353	386	...	2,514	...
$7,500 to $9,900	33,788	1,792	6,053	19,625	2,412	1,115	1,181	322	1,288	...
$10,000 to $12,400	47,933	1,940	11,619	22,991	7,038	1,336	1,820	219	970	...
$12,500 to $14,900	24,139	423	7,023	10,387	4,517	446	959	...	192	192
$15,000 to $17,400	16,472	3,408	2,875	9,059	680	...	...	...	450	...
$17,500 to $19,900	6,530	1,333	1,411	2,634	934	...	...	...	218	...
$20,000 to $24,900	3,989	...	1,265	2,361	...	...	...	...	363	...
$25,000 to $34,900	7,390	415	538	5,997	222	...	...	...	218	...
$35,000 or more	2,409	651	...	961	578	...	...	...	219	...
Median.....dollars..	11,400	15,400	11,900	11,100	11,900	...	...	...	8,200	...
Year Built										
1958 and 1959	14,982	1,178	1,678	8,978	1,423	...	1,533	...	...	192
1955 to 1957	31,732	520	6,507	20,510	2,439	766	278	322	390	...
1950 to 1954	41,195	2,170	13,663	17,989	4,357	811	1,273	...	932	...
1940 to 1949	30,166	2,287	6,266	11,800	6,589	1,112	654	219	1,239	...
1930 to 1939	12,371	758	1,335	7,679	441	1,114	386	...	658	...
1929 or earlier	35,389	3,515	2,670	22,188	1,800	1,114	222	...	3,880	...
New or Previously Occupied										
New	83,110	5,060	19,834	42,673	10,474	891	2,441	541	1,004	192
Previously occupied	82,725	5,368	12,285	46,471	6,575	4,026	1,905	...	6,095	...
Number of Mortgages on Property										
1 mortgage	159,986	9,308	31,867	85,327	16,611	4,917	4,346	541	6,877	192
2 mortgages	5,602	873	252	3,817	438	...	...	...	222	...
3 mortgages or more	247	247	...	...	...	...	...	...	...	...
Condition										
Not dilapidated	164,511	10,209	32,119	88,258	17,049	4,917	4,346	541	6,880	192
Dilapidated	1,324	219	...	886	...	...	...	...	219	...
Property Location										
Inside central city	69,807	3,293	12,247	40,473	5,862	4,026	907	322	2,677	...
Outside central city	96,028	7,135	19,872	48,671	11,187	891	3,439	219	4,422	192
Real Estate Tax per $1,000 Value										
Acquired before 1959	151,134	9,800	30,150	79,592	17,040	4,026	3,357	541	6,436	192
Less than $5	2,981	411	...	1,061	218	446	...	...	845	...
$5 to $9	9,988	1,573	1,095	4,110	441	222	436	...	2,111	...
$10 to $14	24,083	3,015	4,523	11,088	3,751	223	372	...	919	192
$15 to $19	39,458	1,500	10,098	19,828	5,462	446	656	219	1,249	...
$20 to $24	35,563	1,882	8,052	18,260	3,768	1,336	1,266	322	677	...
$25 to $29	17,386	666	3,711	10,989	1,393	...	627	...	...	...
$30 to $39	16,204	506	1,352	11,019	2,007	685	...	...	635	...
$40 or more	5,471	247	1,319	3,237	...	668	...	...	...	...
Median.....dollars..	20	15	20	21	19	...	...	...	11	...
Acquired 1959 and 1960 (part)	14,701	628	1,969	9,552	9	891	989	...	663	...
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	151,134	9,800	30,150	79,592	17,040	4,026	3,357	541	6,436	192
Less than 5 percent	222	...	...	...	222	...	...	...	...	...
5 to 9 percent	6,762	...	1,025	3,333	1,776	...	218	...	410	...
10 to 14 percent	32,814	1,722	8,175	15,686	3,916	223	600	219	2,273	...
15 to 19 percent	42,255	1,192	11,028	21,809	4,532	1,354	1,576	322	442	...
20 to 24 percent	34,055	3,058	7,152	17,104	5,251	445	500	...	353	192
25 to 29 percent	15,495	1,385	1,440	9,357	672	445	...	...	2,196	...
30 to 34 percent	6,711	1,310	442	3,287	...	891	463	...	318	...
35 to 39 percent	4,614	659	193	3,317	...	223	...	...	222	...
40 percent or more	8,206	474	695	5,699	671	445	...	...	222	...
Median.....percent..	19	23	18	20	18	...	...	...	21	...
Acquired 1959 and 1960 (part)	14,701	628	1,969	9,552	9	891	989	...	663	...

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage: Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	3,831	...	695	2,021	671	222	...	...	222	...
$2,000 to $2,999	4,420	1,091	...	1,351	...	445	...	...	1,533	...
$3,000 to $3,999	6,830	1,134	441	3,826	...	889	222	...	318	...
$4,000 to $4,999	17,587	890	2,346	11,272	1,099	669	463	...	848	...
$5,000 to $5,999	32,209	1,857	5,447	20,113	2,419	223	714	...	1,244	192
$6,000 to $6,999	23,964	1,064	5,372	12,474	3,453	446	164	322	669	...
$7,000 to $7,999	23,675	758	5,642	12,304	2,207	1,560	1,204	...	...	...
$8,000 to $8,999	18,035	1,073	3,620	8,420	2,462	463	594	219	1,184	...
$9,000 to $9,999	9,780	1,125	2,956	5,067	223	...	...	...	409	...
$10,000 to $11,999	11,958	785	3,161	5,515	1,607	...	218	...	672	...
$12,000 to $14,999	7,308	...	1,540	2,896	2,105	...	767	...	...	...
$15,000 or more	6,238	651	899	3,885	803	...	...	...	...	...
Median.....dollars..	6,800	6,200	7,300	6,500	7,400	...	...	...	5,500	...
Age of Head										
Under 25 years	2,558	...	...	2,558	...	...	...	...	...	...
25 to 34 years	49,126	2,360	11,585	25,831	3,520	2,451	1,660	322	1,397	...
35 to 44 years	57,920	2,044	13,667	29,432	6,954	1,131	2,686	...	2,006	...
45 to 64 years	48,856	3,620	6,728	28,890	5,030	1,335	...	219	3,034	...
65 years and over	7,375	2,404	139	2,433	1,545	...	...	...	662	192
Median	40	49	38	40	42	...	...	...	46	...
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	148,246	8,956	29,537	77,745	16,016	4,473	4,124	541	6,662	192
Under 45 years	101,655	4,404	23,022	53,574	9,664	3,360	4,124	322	3,185	...
With own children under 18	89,326	3,775	20,240	47,707	8,676	2,915	2,728	322	2,963	...
No own children under 18	12,329	629	2,782	5,867	988	445	1,396	...	222	...
45 to 64 years	40,891	2,700	6,506	22,508	5,030	1,113	...	219	2,815	...
With own children under 18	21,886	2,095	3,166	11,667	2,316	446	...	219	1,977	...
No own children under 18	19,005	605	3,340	10,841	2,714	667	...	...	838	...
65 years and over	5,700	1,852	9	1,663	1,322	...	...	...	662	192
Other households with 2 or more persons	14,821	1,143	2,582	10,023	192	222	222	...	437	...
Under 65 years	13,917	920	2,452	9,472	192	222	222	...	437	...
65 years and over	904	223	130	551	...	...	...	...	...	...
Households with 1 person	2,768	329	...	1,376	841	222	...	...	...	...
Under 65 years	1,997	...	...	1,157	618	222	...	...	...	...
65 years and over	771	329	...	219	223	...	...	...	...	...
Color of Head										
White	146,815	10,210	30,978	76,551	16,648	1,781	3,259	541	6,655	192
Nonwhite	19,020	218	1,141	12,593	401	3,136	1,087	...	444	...
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	55,684	2,052	10,040	31,921	3,067	3,011	2,398	322	2,681	192
Less than 1.0	5,398	683	792	2,484	9	...	989	...	441	...
1.0 to 1.4	13,960	...	3,406	7,618	1,303	909	180	322	222	...
1.5 to 1.9	16,273	192	2,269	9,508	39	1,212	1,229	...	1,632	192
2.0 to 2.4	9,876	703	2,085	5,733	302	667	...	...	386	...
2.5 to 2.9	5,183	...	1,488	2,058	1,414	223	...	...	...	...
3.0 to 3.4	2,127	218	...	1,909	...	...	...	...	...	...
3.5 to 3.9	...	...	...	...	...	...	...	...	...	...
4.0 or more	2,867	256	...	2,611	...	...	...	...	...	...
Median.....ratio..	1.8	...	1.7	1.8	...	...	...	...	...	...
Other properties	110,151	8,376	22,079	57,223	13,982	1,906	1,948	219	4,418	...
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	165,644	10,428	32,119	89,144	17,049	4,917	4,346	541	6,908	192
Less than 5 percent	15,523	1,557	2,928	5,687	3,312	445	382	219	993	...
5 to 9 percent	76,832	2,064	21,288	38,994	7,966	1,577	2,235	322	2,386	...
10 to 14 percent	48,873	4,200	5,923	29,355	4,882	891	1,729	...	1,701	192
15 to 19 percent	14,258	2,133	1,092	9,207	218	446	...	...	1,162	...
20 to 24 percent	4,577	...	193	3,047	449	444	...	...	444	...
25 to 29 percent	1,963	409	...	663	222	669	...	...	...	...
30 to 34 percent	392	...	...	392	...	...	...	...	...	...
35 to 39 percent	510	65	...	...	...	223	...	...	222	...
40 percent or more	2,716	...	695	1,799	...	222	...	...	...	...
Median.....percent..	9	12	8	10	8	...	...	...	10	...
No regular payments required	191	...	...	...	...	...	...	...	191	...
Veteran Status										
Korean War service	24,282	2,113	5,773	12,184	1,662	668	1,660	...	222	...
Korean War service only	16,291	847	3,786	8,833	498	445	1,660	...	222	...
Korean War and other service	7,991	1,266	1,987	3,351	1,164	223	...	...	...	...
Other service	76,238	5,021	17,906	39,565	8,160	2,120	2,001	...	1,273	192
With World War II service	69,803	3,057	17,464	36,828	7,282	1,898	2,001	...	1,273	...
No World War II service	6,435	1,964	442	2,737	878	222	...	...	...	192
Nonveteran	65,315	3,294	8,440	37,395	7,227	2,129	685	541	5,604	...

[1] Income of owner and relatives living with him.

BOSTON

MASSACHUSETTS

STANDARD METROPOLITAN STATISTICAL AREA

Table		Page
1.	Mortgage status—Property and owner characteristics of one-unit homeowner properties: 1960	143
2.	Government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	145
3.	First mortgage debt by government insurance status—Mortgage characteristics of one-unit homeowner mortgaged properties: 1960	151
4.	Total mortgage debt by government insurance status—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	153
5.	Holder of first mortgage—Mortgage, property, and owner characteristics of one-unit homeowner mortgaged properties: 1960	154

Boston, Mass.
STANDARD METROPOLITAN STATISTICAL AREA

DATA IN THIS REPORT APPLY TO THE SMSA AS SHOWN ON THE MAP (DEFINED AS OF JUNE 8, 1959).

THE 1959 AREA INCLUDES THE FOLLOWING TOWNS ADDED SINCE 1950:
SUDBURY TOWN IN MIDDLESEX CO.; TOPSFIELD TOWN IN ESSEX CO.; AVON, HOLBROOK, AND NORFOLK TOWNS IN NORFOLK CO.; ABINGTON, DUXBURY, HANOVER, MARSHFIELD, NORWALL, PEMBROKE, ROCKLAND, AND SCITUATE TOWNS IN PLYMOUTH CO.

AVON TOWN IN NORFOLK COUNTY AND ABINGTON TOWN IN PLYMOUTH COUNTY ARE NOT INCLUDED IN THE BOSTON SMSA FOR 1960.

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COUNTY LINE
CITY LIMITS
TOWN LINE

U.S. DEPARTMENT OF COMMERCE
Bureau of the Census

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
Total 1- to 4-dwelling-unit properties...	399,343	117,415	281,928
Total 1-dwelling-unit properties.....	290,922	84,516	206,406
PROPERTY CHARACTERISTICS			
Value			
Less than $5,000.....	3,074	1,477	1,597
$5,000 to $7,400.....	11,517	8,000	3,517
$7,500 to $9,900.....	18,416	7,944	10,472
$10,000 to $12,400.....	46,084	16,216	29,868
$12,500 to $14,900.....	43,738	8,236	35,502
$15,000 to $17,400.....	52,079	13,305	38,774
$17,500 to $19,900.....	31,278	6,340	24,938
$20,000 to $24,900.....	39,607	8,798	30,809
$25,000 to $34,900.....	28,802	7,185	21,617
$35,000 or more.....	16,327	7,015	9,312
Median.....dollars..	16,100	15,100	16,400
Year Built			
1958 and 1959.....	16,203	1,312	14,891
1955 to 1957.....	31,388	987	30,401
1950 to 1954.....	36,609	6,015	30,594
1940 to 1949.....	36,034	8,413	27,621
1930 to 1939.....	25,955	9,659	16,296
1929 or earlier.....	144,733	58,130	86,603
Condition			
Not dilapidated.....	285,392	82,002	203,390
Dilapidated.....	5,530	2,514	3,016
Rooms			
Less than 4 rooms.....	4,304	2,631	1,673
4 rooms.....	16,244	2,997	13,247
5 rooms.....	57,658	14,539	43,119
6 rooms.....	96,232	26,612	69,620
7 rooms.....	59,819	15,685	44,134
8 rooms or more.....	56,665	22,052	34,613
Median.....	6.2	6.3	6.1
Purchase Price as Percent of Value			
Acquired by purchase.....	275,268	72,563	202,705
Purchased 1957 to 1960 (part).....	63,957	4,356	59,601
Less than 80 percent.....	9,832	741	9,091
80 to 89 percent.....	14,428	660	13,768
90 to 94 percent.....	15,945	112	15,833
95 to 99 percent.....	9,749	1,296	8,453
100 percent or more.....	14,003	1,547	12,456
Median.....percent..	92	...	92
Purchased 1950 to 1956.....	96,451	11,647	84,804
Less than 60 percent.....	8,413	1,177	7,236
60 to 79 percent.....	38,508	4,511	33,997
80 to 89 percent.....	28,593	3,271	25,322
90 to 99 percent.....	14,674	860	13,814
100 percent or more.....	6,263	1,828	4,435
Median.....percent..	80	80	80
Purchased 1949 or earlier.....	114,860	56,560	58,300
Less than 40 percent.....	46,588	22,508	24,080
40 to 59 percent.....	33,564	19,060	14,504
60 to 79 percent.....	25,369	9,695	15,674
80 to 99 percent.....	7,919	4,361	3,558
100 percent or more.....	1,420	936	484
Median.....percent..	46	46	47
Not acquired by purchase.....	15,654	11,953	3,701
Real Estate Tax			
Acquired before 1959.....	265,285	81,170	184,115
Less than $50.....	4,189	3,705	484
$50 to $99.....	4,044	2,030	2,014
$100 to $149.....	8,418	3,018	5,400
$150 to $199.....	11,407	5,044	6,363
$200 to $249.....	22,799	8,759	14,040
$250 to $299.....	26,436	8,184	18,252
$300 to $499.....	121,218	26,999	94,219
$500 or more.....	66,774	23,431	43,343
Median.....dollars..	391	373	397
Acquired 1959 and 1960 (part).....	25,637	3,346	22,291

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Real Estate Tax per $1,000 Value			
Acquired before 1959.....	265,285	81,170	184,115
Less than $5.....	4,799	3,320	1,479
$5 to $9.....	4,189	1,770	2,419
$10 to $14.....	15,104	5,059	10,045
$15 to $19.....	44,375	11,465	32,910
$20 to $24.....	75,350	17,683	57,667
$25 to $29.....	58,356	16,436	41,920
$30 to $39.....	44,358	15,435	28,923
$40 or more.....	18,754	10,002	8,752
Median.....dollars..	24	25	24
Acquired 1959 and 1960 (part).....	25,637	3,346	22,291
OWNER CHARACTERISTICS			
Year Property Acquired			
New.....	97,179	22,766	74,413
1959 and 1960 (part).....	6,331	867	5,464
1957 and 1958.....	17,395	1,145	16,250
1955 and 1956.....	18,903	287	18,616
1950 to 1954.....	23,434	4,998	18,436
1945 to 1949.....	9,073	1,668	7,405
1940 to 1944.....	5,611	3,728	1,883
1939 or earlier.....	16,432	10,073	6,359
Previously occupied.....	193,743	61,750	131,993
1959 and 1960 (part).....	19,306	2,479	16,827
1957 and 1958.....	23,995	2,273	21,722
1955 and 1956.....	19,675	1,963	17,712
1950 to 1954.....	37,025	6,608	30,417
1945 to 1949.....	24,041	7,879	16,162
1940 to 1944.....	25,582	10,017	15,565
1939 or earlier.....	44,119	30,531	13,588
Manner of Acquisition			
By purchase or construction.....	275,268	72,563	202,705
Made new mortgage.....	223,140	37,476	185,664
Assumed mortgage from former owner.....	24,680	10,257	14,423
Assumed mortgage from former owner, made new second mortgage.....	1,054	452	602
Borrowed, other than mortgage.....	4,280	3,645	635
All cash.....	22,114	20,733	1,381
Not by purchase.....	15,654	11,953	3,701
Gift or inheritance.....	15,585	11,884	3,701
Other.....	69	69	...
Monthly Housing Costs			
Acquired before 1959.....	265,285	81,170	184,115
Less than $30.....	5,312	5,312	...
$30 to $39.....	4,335	4,093	242
$40 to $49.....	9,312	8,587	725
$50 to $59.....	14,250	11,439	2,811
$60 to $69.....	15,789	11,958	3,831
$70 to $79.....	18,753	12,806	5,947
$80 to $89.....	15,551	7,197	8,354
$90 to $99.....	17,461	5,544	11,917
$100 to $119.....	47,053	6,045	41,008
$120 to $149.....	57,761	3,630	54,131
$150 to $199.....	41,603	2,895	38,708
$200 or more.....	18,105	1,664	16,441
Median.....dollars..	114	69	130
Acquired 1959 and 1960 (part).....	25,637	3,346	22,291
Annual Housing Costs as Percent of Income			
Acquired before 1959.....	265,285	81,170	184,115
Less than 5 percent.....	5,653	4,959	694
5 to 9 percent.....	24,834	18,914	5,920
10 to 14 percent.....	49,869	20,389	29,480
15 to 19 percent.....	59,613	11,234	48,379
20 to 24 percent.....	52,108	7,873	44,235
25 to 29 percent.....	29,742	5,897	23,845
30 to 34 percent.....	15,939	3,723	12,216
35 to 39 percent.....	7,201	1,335	5,866
40 percent or more.....	20,326	6,846	13,480
Median.....percent..	19	14	21
Acquired 1959 and 1960 (part).....	25,637	3,346	22,291

Table 1.—MORTGAGE STATUS—PROPERTY AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total properties	Nonmortgaged properties	Mortgaged properties
OWNER CHARACTERISTICS—Con.			
Income[1]			
Less than $2,000	16,032	10,717	5,315
$2,000 to $2,999	12,524	9,466	3,058
$3,000 to $3,999	18,774	8,776	9,998
$4,000 to $4,999	20,668	6,655	14,013
$5,000 to $5,999	30,016	4,319	25,697
$6,000 to $6,999	35,125	6,434	28,691
$7,000 to $7,999	30,803	4,898	25,905
$8,000 to $8,999	24,069	3,605	20,464
$9,000 to $9,999	20,090	4,246	15,844
$10,000 to $11,999	33,820	9,290	24,530
$12,000 to $14,999	21,369	6,120	15,249
$15,000 or more	27,632	9,990	17,642
Median.....dollars..	7,400	6,400	7,600
Age of Head			
Under 25 years	1,349	...	1,349
25 to 34 years	50,191	3,707	46,484
35 to 44 years	68,749	7,361	61,388
45 to 64 years	114,254	34,725	79,529
65 years and over	56,379	38,723	17,656
Median	49	63	44
Household Composition by Age of Head			
Male head, wife present, no nonrelatives	231,463	46,993	184,470
Under 45 years	109,814	5,772	104,042
With own children under 18	100,617	4,870	95,747
No own children under 18	9,197	902	8,295
45 to 64 years	92,147	23,535	68,612
With own children under 18	44,658	8,040	36,618
No own children under 18	47,489	15,495	31,994
65 years and over	29,502	17,686	11,816
OWNER CHARACTERISTICS—Con.			
Household Composition by Age of Head—Con.			
Other households with 2 or more persons	40,681	22,464	18,217
Under 65 years	24,610	10,030	14,580
65 years and over	16,071	12,434	3,637
Households with 1 person	18,778	15,059	3,719
Under 65 years	7,972	6,456	1,516
65 years and over	10,806	8,603	2,203
Persons			
1 person	18,778	15,059	3,719
2 persons	66,361	27,014	39,347
3 persons	55,575	18,107	37,468
4 persons	67,065	10,837	56,228
5 persons	44,003	9,562	34,441
6 persons or more	39,140	3,937	35,203
Veteran Status			
Korean War service	20,190	242	19,948
Korean War service only	12,008	242	11,766
Korean War and other service	8,182	...	8,182
Other service	123,157	22,625	100,532
With World War II service	89,076	7,845	81,231
No World War II service	34,081	14,780	19,301
Nonveteran	147,575	61,649	85,926

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
Total 1- to 4-dwelling-unit properties	281,928	269,740	12,188	11,338	10,371	...	967	71,296	66,974	4,322	199,294	192,395	6,899
Total 1-dwelling-unit properties	206,406	197,169	9,237	8,362	7,395	...	967	48,160	45,226	2,934	149,884	144,548	5,336
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	3,988	3,988	...	...	...	...	...	...	...	...	3,988	3,988	...
$2,000 to $3,999	19,272	18,754	518	...	...	...	...	210	210	...	19,062	18,544	518
$4,000 to $5,999	27,672	25,787	1,885	967	...	...	967	2,156	2,021	135	24,549	23,766	783
$6,000 to $7,999	26,562	25,836	726	242	242	...	...	6,559	6,075	484	19,761	19,519	242
$8,000 to $9,999	37,003	35,129	1,874	2,630	2,630	...	...	8,443	8,159	284	25,930	24,340	1,590
$10,000 to $11,999	33,087	30,730	2,357	1,501	1,501	...	...	12,747	10,958	1,789	18,839	18,271	568
$12,000 to $13,999	23,109	22,806	303	1,244	1,244	...	...	9,809	9,809	...	12,056	11,753	303
$14,000 to $15,999	17,452	17,004	448	1,217	1,217	...	...	5,968	5,968	...	10,267	9,819	448
$16,000 to $19,999	10,172	9,531	641	561	561	...	...	1,528	1,286	242	8,083	7,684	399
$20,000 to $24,999	4,944	4,865	79	...	...	...	...	419	419	...	4,525	4,446	79
$25,000 or more	3,145	2,739	406	...	...	...	...	321	321	...	2,824	2,418	406
Median.....dollars	9,400	9,400	9,600	10,500	11,100	...	...	11,100	11,100	...	8,600	8,500	...
First Mortgage Outstanding Debt													
Less than $2,000	23,270	22,608	662	...	...	...	...	526	526	...	22,744	22,082	662
$2,000 to $3,999	29,298	28,780	518	242	242	...	...	6,487	6,245	242	22,569	22,293	276
$4,000 to $5,999	36,571	33,868	2,703	967	...	...	967	5,073	4,696	377	30,531	29,172	1,359
$6,000 to $7,999	25,233	24,246	987	69	69	...	...	6,376	5,892	484	18,788	18,285	503
$8,000 to $9,999	31,224	29,145	2,079	2,770	2,770	...	...	8,383	7,205	1,178	20,071	19,170	901
$10,000 to $11,999	24,512	23,847	665	1,866	1,866	...	...	12,778	12,367	411	9,868	9,614	254
$12,000 to $13,999	12,854	12,563	291	963	963	...	...	4,179	3,937	242	7,712	7,663	49
$14,000 to $15,999	12,622	12,017	605	1,237	1,237	...	...	3,106	3,106	...	8,279	7,674	605
$16,000 to $19,999	6,071	5,829	242	248	248	...	...	833	833	...	4,990	4,748	242
$20,000 to $24,999	3,563	3,484	79	...	...	...	...	177	177	...	3,386	3,307	79
$25,000 or more	1,188	782	406	...	...	...	...	242	242	...	946	540	406
Median.....dollars	7,100	7,100	7,500	10,100	10,700	...	...	9,300	9,500	...	5,900	5,900	...
Term of First Mortgage													
Indefinite	1,177	1,177	...	...	...	...	...	...	...	...	1,177	1,177	...
On demand	5,616	5,616	...	...	...	...	...	...	...	...	5,616	5,616	...
Less than 8 years	10,327	10,327	...	...	...	...	...	...	...	...	10,327	10,327	...
8 to 12 years	14,745	13,684	1,061	...	...	...	...	210	210	...	14,535	13,474	1,061
13 to 17 years	33,292	31,300	1,992	1,209	242	...	967	363	363	...	31,720	30,695	1,025
18 to 22 years	95,580	91,888	3,692	501	501	...	...	20,379	19,518	861	74,700	71,869	2,831
23 to 27 years	29,889	27,808	2,081	2,472	2,472	...	...	16,007	14,345	1,662	11,410	10,991	419
28 to 32 years	15,538	15,127	411	4,180	4,180	...	...	11,201	10,790	411	157	157	...
33 years or more	242	242	...	...	...	...	...	...	...	...	242	242	...
Median.....years	20	20	20	28	29	...	...	24	24	...	19	19	...
Interest Rate of First Mortgage													
Less than 4.0 percent	693	693	...	...	...	...	...	...	...	...	693	693	...
4.0 percent	37,038	34,413	2,625	...	...	...	...	17,916	15,756	2,160	19,122	18,657	465
4.1 to 4.4 percent	496	496	...	...	...	...	...	242	242	...	254	254	...
4.5 percent	61,407	59,125	2,282	3,095	2,128	...	967	21,913	21,139	774	36,399	35,858	541
4.6 to 4.9 percent	14,241	13,835	406	919	919	...	...	6,313	6,313	...	7,009	6,603	406
5.0 percent	59,174	56,711	2,463	1,674	1,674	...	...	...	...	...	57,500	55,037	2,463
5.1 to 5.4 percent	8,108	7,861	247	2,517	2,517	...	...	1,776	1,776	...	3,815	3,568	247
5.5 percent	20,235	19,293	942	79	79	...	...	...	...	...	20,156	19,214	942
5.6 to 5.9 percent	620	590	30	78	78	...	...	...	...	...	542	512	30
6.0 percent	4,152	3,910	242	...	...	...	...	...	...	...	4,152	3,910	242
6.1 to 6.9 percent	242	242	...	...	...	...	...	...	...	...	242	242	...
7.0 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	...	...	...	...	...	...	...	...	...	...	...	...	...
Median.....percent	4.7	4.7	4.6	5.0	5.0	...	...	4.5	4.5	...	5.0	5.0	...
Origin of First Mortgage													
Made when property acquired	140,564	133,588	6,976	8,041	7,074	...	967	44,207	41,430	2,777	88,316	85,084	3,232
Assumed when property acquired	8,070	7,065	1,005	242	242	...	...	2,690	2,533	157	5,138	4,290	848
Made after property acquired	57,772	56,516	1,256	79	79	...	...	1,263	1,263	...	56,430	55,174	1,256
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	34,131	31,996	2,135	2,827	2,827	...	...	4,634	4,634	...	26,670	24,535	2,135
1958	24,932	23,317	1,615	1,909	1,909	...	...	4,278	4,121	157	18,745	17,287	1,458
1957	19,920	19,635	285	531	531	...	...	4,266	4,266	...	15,123	14,838	285
1955 and 1956	46,910	45,526	1,384	2,853	1,886	...	967	12,088	11,792	296	31,969	31,848	121
1950 to 1954	56,584	53,492	3,092	...	...	...	...	16,731	14,734	1,997	39,853	38,758	1,095
1945 to 1949	18,281	17,555	726	...	...	...	...	6,163	5,679	484	12,118	11,876	242
1940 to 1944	1,146	1,146	...	242	242	...	...	...	...	...	904	904	...
1939 or earlier	4,502	4,502	...	...	...	...	...	...	...	...	4,502	4,502	...

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
Method of Payment of First Mortgage													
Regular payments required	206,164	196,927	9,237	8,362	7,395	...	967	48,160	45,226	2,934	149,642	144,306	5,336
Interest and principal	199,360	190,123	9,237	8,362	7,395	...	967	48,160	45,226	2,934	142,838	137,502	5,336
Interest only	6,563	6,563	...	...	...	...	...	...	...	...	6,563	6,563	...
Principal only	241	241	...	...	...	...	...	...	...	...	241	241	...
No regular payments required	242	242	...	...	...	...	...	...	...	...	242	242	...
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	206,164	196,927	9,237	8,362	7,395	...	967	48,160	45,226	2,934	149,642	144,306	5,336
Less than $30	25,616	24,888	728	...	...	...	...	463	463	...	25,153	24,425	728
$30 to $39	25,722	24,893	829	...	...	...	...	4,648	4,029	619	21,074	20,864	210
$40 to $49	29,335	27,540	1,795	2,287	1,320	...	967	6,668	6,668	...	20,380	19,552	828
$50 to $59	28,927	27,487	1,440	1,421	1,421	...	...	8,993	8,056	937	18,513	18,010	503
$60 to $69	34,579	32,011	2,568	1,922	1,922	...	...	13,696	12,560	1,136	18,961	17,529	1,432
$70 to $79	19,372	19,372	...	1,062	1,062	...	...	7,910	7,910	...	10,400	10,400	...
$80 to $89	14,699	14,347	352	1,343	1,343	...	...	2,844	2,844	...	10,512	10,160	352
$90 to $99	10,104	10,025	79	203	203	...	...	1,582	1,582	...	8,319	8,240	79
$100 to $119	8,958	8,239	719	124	124	...	...	714	472	242	8,120	7,643	477
$120 to $149	5,261	5,019	242	...	...	...	...	400	400	...	4,861	4,619	242
$150 to $199	2,689	2,610	79	...	...	...	...	242	242	...	2,447	2,368	79
$200 or more	902	496	406	...	...	...	...	...	...	...	902	496	406
Median.....dollars..	58	58	59	62	65	...	...	62	63	...	54	54	...
No regular payments required	242	242	...	...	...	...	...	...	...	...	242	242	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	197,328	188,575	8,753	8,224	7,257	...	967	45,378	42,686	2,692	143,726	138,632	5,094
Delinquent	8,836	8,352	484	138	138	...	...	2,782	2,540	242	5,916	5,674	242
No regular payments required	242	242	...	...	...	...	...	...	...	...	242	242	...
Holder of First Mortgage													
Commercial bank or trust company, own account	8,292	7,325	967	1,209	242	...	967	1,452	1,452	...	5,631	5,631	...
Commercial bank or trust company, trust account	...	...	...	...	...	...	...	...	...	...	...	...	...
Mutual savings bank	108,871	104,209	4,662	4,814	4,814	...	...	33,839	31,439	2,400	70,218	67,956	2,262
Savings and loan association	80,733	77,335	3,398	2,260	2,260	...	...	11,981	11,447	534	66,492	63,628	2,864
Life insurance company	3,691	3,481	210	79	79	...	...	888	888	...	2,724	2,514	210
Mortgage company	242	242	...	...	...	...	...	...	...	...	242	242	...
Real estate or construction company	...	...	...	...	...	...	...	...	...	...	...	...	...
Federal or State agency	104	104	...	...	...	...	...	...	...	...	104	104	...
Retirement system, welfare fund, etc	797	797	...	...	...	...	...	...	...	...	797	797	...
Other nonprofit organization	...	...	...	...	...	...	...	...	...	...	...	...	...
Individual or individual's estate	2,828	2,828	...	...	...	...	...	...	...	...	2,828	2,828	...
Other	848	848	...	...	...	...	...	...	...	...	848	848	...
Servicing of First Mortgage													
By holder	202,395	194,215	8,180	8,176	7,209	...	967	46,575	44,698	1,877	147,644	142,308	5,336
By agent	4,011	2,954	1,057	186	186	...	...	1,585	528	1,057	2,240	2,240	...
Location of First Mortgage Holder													
Holder and property in--													
Same division	205,131	195,894	9,237	8,283	7,316	...	967	47,953	45,019	2,934	148,895	143,559	5,336
Different division	1,275	1,275	...	79	79	...	...	207	207	...	989	989	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	148,392	140,411	7,981	8,283	7,316	...	967	46,897	43,963	2,934	93,212	89,132	4,080
Less than 40 percent	7,531	6,883	648	...	...	...	...	11	11	...	7,520	6,872	648
40 to 49 percent	10,363	9,911	452	...	...	...	...	839	597	242	9,524	9,314	210
50 to 59 percent	12,685	12,528	157	...	...	...	...	372	372	...	12,313	12,156	157
60 to 69 percent	22,910	22,384	526	...	...	...	...	1,268	1,226	42	21,642	21,158	484
70 to 79 percent	31,372	29,195	2,177	79	79	...	...	3,844	3,687	157	27,449	25,429	2,020
80 to 84 percent	15,262	14,701	561	1,134	1,134	...	...	4,146	4,146	...	9,982	9,421	561
85 to 89 percent	10,604	9,637	967	2,181	1,214	...	967	7,383	7,383	...	1,040	1,040	...
90 to 94 percent	19,184	17,266	1,918	3,583	3,583	...	...	13,732	11,814	1,918	1,869	1,869	...
95 to 99 percent	9,696	9,363	333	1,306	1,306	...	...	7,640	7,307	333	750	750	...
100 percent or more	8,785	8,543	242	...	...	...	...	7,662	7,420	242	1,123	1,123	...
Median.....percent..	77	76	80	91	92	...	...	92	92	...	68	68	...
Other properties	58,014	56,758	1,256	79	79	...	...	1,263	1,263	...	56,672	55,416	1,256

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
MORTGAGE CHARACTERISTICS—Con.													
All Mortgage Loans as Percent of Purchase Price													
Acquired by purchase with first mortgage made or assumed at time of purchase	148,392	140,411	7,981	8,283	7,316	...	967	46,897	43,963	2,934	93,212	89,132	4,080
Less than 40 percent	7,531	6,883	648	...	...	...	...	11	11	...	7,520	6,872	648
40 to 49 percent	9,911	9,911	...	...	...	...	...	597	597	...	9,314	9,314	...
50 to 59 percent	12,770	12,528	242	...	...	...	...	614	372	242	12,156	12,156	...
60 to 69 percent	22,462	22,384	78	...	...	...	...	1,226	1,226	...	21,236	21,158	78
70 to 79 percent	29,535	29,195	340	79	79	...	...	3,687	3,687	...	25,769	25,429	340
80 to 84 percent	15,418	14,701	717	1,134	1,134	...	...	4,188	4,146	42	10,096	9,421	675
85 to 89 percent	10,204	9,637	567	1,214	1,214	...	...	7,540	7,383	157	1,450	1,040	410
90 to 94 percent	17,671	17,266	405	3,583	3,583	...	...	11,814	11,814	...	2,274	1,869	405
95 to 99 percent	9,442	9,363	79	1,306	1,306	...	...	7,386	7,307	79	750	750	...
100 percent or more	13,448	8,543	4,905	967	...	...	967	9,834	7,420	2,414	2,647	1,123	1,524
Median.....percent..	77	76	100+	92	92	...	...	92	92	...	68	68	...
Other properties	58,014	56,758	1,256	79	79	...	...	1,263	1,263	...	56,672	55,416	1,256
Total Outstanding Debt as Percent of Value													
Less than 20 percent	36,247	35,729	518	...	...	...	...	2,003	2,003	...	34,244	33,726	518
20 to 29 percent	26,701	26,459	242	242	242	...	...	4,351	4,109	242	22,108	22,108	...
30 to 39 percent	29,557	28,565	992	...	...	...	...	4,170	4,170	...	25,387	24,395	992
40 to 49 percent	23,344	22,740	604	...	...	...	...	4,486	4,202	284	18,858	18,538	320
50 to 59 percent	32,331	30,687	1,644	321	321	...	...	8,103	6,669	1,434	23,907	23,697	210
60 to 69 percent	23,793	22,601	1,192	1,896	1,896	...	...	6,986	6,665	321	14,911	14,040	871
70 to 79 percent	19,449	18,367	1,082	1,970	1,970	...	...	9,472	9,061	411	8,007	7,336	671
80 to 89 percent	9,333	6,769	2,564	3,189	2,222	...	967	4,081	4,081	...	2,063	466	1,597
90 to 99 percent	5,042	4,800	242	744	744	...	...	4,298	4,056	242	...	...	...
100 percent or more	609	452	157	...	...	...	...	210	210	...	399	242	157
Median.....percent..	45	43	65	79	76	...	...	61	62	...	37	37	...
PROPERTY CHARACTERISTICS													
Purchase Price													
Acquired by purchase	202,705	193,468	9,237	8,362	7,395	...	967	48,160	45,226	2,934	146,183	140,847	5,336
Less than $5,000	22,248	21,796	452	...	...	...	...	452	452	...	21,796	21,344	452
$5,000 to $7,400	22,539	20,864	1,675	1,209	242	...	967	4,116	3,739	377	17,214	16,883	331
$7,500 to $9,900	26,318	25,834	484	69	69	...	...	7,990	7,748	242	18,259	18,017	242
$10,000 to $12,400	31,047	29,052	1,995	3,255	3,255	...	...	11,200	10,625	575	16,592	15,172	1,420
$12,500 to $14,900	34,849	32,196	2,653	1,844	1,844	...	...	15,367	14,111	1,256	17,638	16,241	1,397
$15,000 to $17,400	20,809	20,471	338	812	812	...	...	5,887	5,645	242	14,110	14,014	96
$17,500 to $19,900	18,467	18,018	449	1,094	1,094	...	...	2,148	1,906	242	15,225	15,018	207
$20,000 to $24,900	11,357	10,971	386	79	79	...	...	600	600	...	10,678	10,292	386
$25,000 to $34,900	10,410	10,011	399	...	...	...	...	400	400	...	10,010	9,611	399
$35,000 or more	4,661	4,255	406	...	...	...	...	...	...	...	4,661	4,255	406
Median.....dollars..	12,400	12,400	12,500	12,200	12,700	...	...	12,600	12,500	...	12,400	12,300	...
Not acquired by purchase	3,701	3,701	...	...	...	...	...	...	...	...	3,701	3,701	...
Value													
Less than $5,000	1,597	1,387	210	...	...	...	...	...	...	...	1,597	1,387	210
$5,000 to $7,400	3,517	3,307	210	...	...	...	...	694	694	...	2,823	2,613	210
$7,500 to $9,900	10,472	9,370	1,102	967	...	...	967	1,472	1,337	135	8,033	8,033	...
$10,000 to $12,400	29,868	28,308	1,560	1,054	1,054	...	...	8,050	7,566	484	20,764	19,688	1,076
$12,500 to $14,900	35,502	35,001	501	3,327	3,327	...	...	10,245	9,991	254	21,930	21,683	247
$15,000 to $17,400	38,774	37,165	1,609	1,317	1,317	...	...	15,348	15,112	236	22,109	20,736	1,373
$17,500 to $19,900	24,938	22,883	2,055	1,191	1,191	...	...	7,254	5,713	1,541	16,493	15,979	514
$20,000 to $24,900	30,809	29,834	975	427	427	...	...	3,939	3,655	284	26,443	25,752	691
$25,000 to $34,900	21,617	21,086	531	79	79	...	...	1,079	1,079	...	20,459	19,928	531
$35,000 or more	9,312	8,828	484	...	...	...	...	79	79	...	9,233	8,749	484
Median.....dollars..	16,400	16,400	16,600	14,100	14,500	...	...	15,600	15,500	...	17,200	17,300	...
Year Built													
1958 and 1959	14,891	14,387	504	1,231	1,231	...	...	2,587	2,587	...	11,073	10,569	504
1955 to 1957	30,401	29,554	847	2,930	2,930	...	...	9,008	8,809	199	18,463	17,815	648
1950 to 1954	30,594	28,902	1,692	1,048	1,048	...	...	8,957	7,821	1,136	20,589	20,033	556
1940 to 1949	27,621	26,171	1,450	311	311	...	...	8,783	8,287	496	18,527	17,573	954
1930 to 1939	16,296	15,812	484	209	209	...	...	2,612	2,612	...	13,475	12,991	484
1929 or earlier	86,603	82,343	4,260	2,633	1,666	...	967	16,213	15,110	1,103	67,757	65,567	2,190
Number of Mortgages on Property													
1 mortgage	197,169	197,169	...	7,395	7,395	...	...	45,226	45,226	...	144,548	144,548	...
2 mortgages	8,831	...	8,831	967	...	...	967	2,934	...	2,934	4,930	...	4,930
3 mortgages or more	406	...	406	...	...	...	...	...	...	...	406	...	406

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[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.													
Condition													
Not dilapidated	203,390	194,153	9,237	8,362	7,395	...	967	47,729	44,795	2,934	147,299	141,963	5,336
Dilapidated	3,016	3,016	...	...	...	...	...	431	431	...	2,585	2,585	...
Rooms													
Less than 4 rooms	1,673	1,274	399	...	...	...	...	242	...	242	1,431	1,274	157
4 rooms	13,247	12,993	254	919	919	...	...	4,636	4,382	254	7,692	7,692	...
5 rooms	43,119	42,024	1,095	2,860	2,860	...	...	12,658	12,045	613	27,601	27,119	482
6 rooms	69,620	67,229	2,391	3,299	3,299	...	...	16,661	16,619	42	49,660	47,311	2,349
7 rooms	44,134	40,225	3,909	1,222	255	...	967	9,412	7,871	1,541	33,500	32,099	1,401
8 rooms or more	34,613	33,424	1,189	62	62	...	...	4,551	4,309	242	30,000	29,053	947
Median	6.1	6.1	6.6	5.6	5.5	...	...	5.9	5.9	...	6.3	6.3	...
Purchase Price as Percent of Value													
Acquired by purchase	202,705	193,468	9,237	8,362	7,395	...	967	48,160	45,226	2,934	146,183	140,847	5,336
Purchased 1957 to 1960	59,601	56,358	3,243	5,267	5,267	...	...	12,852	12,695	157	41,482	38,396	3,086
Less than 80 percent	9,091	9,091	...	242	242	...	...	1,270	1,270	...	7,579	7,579	...
80 to 89 percent	13,768	12,043	1,725	1,057	1,057	...	...	4,216	4,059	157	8,495	6,927	1,568
90 to 94 percent	15,833	15,607	226	1,953	1,953	...	...	3,367	3,367	...	10,513	10,287	226
95 to 99 percent	8,453	8,423	30	880	880	...	...	2,517	2,517	...	5,056	5,026	30
100 percent or more	12,456	11,194	1,262	1,135	1,135	...	...	1,482	1,482	...	9,839	8,577	1,262
Median.....percent..	92	92	...	...	...	...	...	91	92	...	92	92	...
Purchased 1950 to 1956	84,804	80,230	4,574	2,853	1,886	...	967	28,582	26,289	2,293	53,369	52,055	1,314
Less than 60 percent	7,236	7,115	121	...	...	...	...	2,140	2,140	...	5,096	4,975	121
60 to 79 percent	33,997	31,669	2,328	...	...	...	...	12,448	10,651	1,797	21,549	21,018	531
80 to 89 percent	25,322	23,859	1,463	2,585	1,618	...	967	7,929	7,675	254	14,808	14,566	242
90 to 99 percent	13,814	13,604	210	268	268	...	...	3,942	3,942	...	9,604	9,394	210
100 percent or more	4,435	3,983	452	...	...	...	...	2,123	1,881	242	2,312	2,102	210
Median.....percent..	80	81	...	...	...	...	...	80	80	...	80	80	...
Purchased 1949 or earlier	58,300	56,880	1,420	242	242	...	...	6,726	6,242	484	51,332	50,396	936
Less than 40 percent	24,080	23,838	242	242	242	...	...	75	75	...	23,763	23,521	242
40 to 59 percent	14,504	14,262	242	...	...	...	...	1,585	1,585	...	12,919	12,677	242
60 to 79 percent	15,674	14,738	936	...	...	...	...	3,590	3,106	484	12,084	11,632	452
80 to 99 percent	3,558	3,558	...	...	...	...	...	1,476	1,476	...	2,082	2,082	...
100 percent or more	484	484	...	...	...	...	...	...	...	...	484	484	...
Median.....percent..	47	46	...	...	...	...	...	69	69	...	43	43	...
Not acquired by purchase	3,701	3,701	...	...	...	...	...	...	...	...	3,701	3,701	...
Property Location													
Inside central city	13,925	13,085	840	864	864	...	...	1,260	1,260	...	11,801	10,961	840
Outside central city	192,481	184,084	8,397	7,498	6,531	...	967	46,900	43,966	2,934	138,083	133,587	4,496
Real Estate Tax													
Acquired before 1959	184,115	176,221	7,894	5,535	4,568	...	967	43,540	40,606	2,934	135,040	131,047	3,993
Less than $50	484	484	...	...	...	...	...	...	...	...	484	484	...
$50 to $99	2,014	2,014	...	...	...	...	...	242	242	...	1,772	1,772	...
$100 to $149	5,400	5,146	254	...	...	...	...	1,445	1,191	254	3,955	3,955	...
$150 to $199	6,363	6,363	...	69	69	...	...	1,464	1,464	...	4,830	4,830	...
$200 to $249	14,040	13,090	950	...	...	...	...	3,506	3,129	377	10,534	9,961	573
$250 to $299	18,252	18,010	242	2,095	2,095	...	...	4,847	4,847	...	11,310	11,068	242
$300 to $499	94,219	89,663	4,556	2,929	1,962	...	967	27,020	26,016	1,004	64,270	61,685	2,585
$500 or more	43,343	41,451	1,892	442	442	...	...	5,016	3,717	1,299	37,885	37,292	593
Median.....dollars..	397	396	410	...	...	...	...	376	372	...	408	408	...
Acquired 1959 and 1960 (part)	22,291	20,948	1,343	2,827	2,827	...	...	4,620	4,620	...	14,844	13,501	1,343
Real Estate Tax per $1,000 Value													
Acquired before 1959	184,115	176,221	7,894	5,535	4,568	...	967	43,540	40,606	2,934	135,040	131,047	3,993
Less than $5	1,479	1,479	...	...	...	...	...	...	...	...	1,479	1,479	...
$5 to $9	2,419	2,165	254	...	...	...	...	456	202	254	1,963	1,963	...
$10 to $14	10,045	10,045	...	242	242	...	...	1,884	1,884	...	7,919	7,919	...
$15 to $19	32,910	31,556	1,354	69	69	...	...	7,789	7,505	284	25,052	23,982	1,070
$20 to $24	57,667	55,432	2,235	2,830	2,830	...	...	15,585	14,809	776	39,252	37,793	1,459
$25 to $29	41,920	41,007	913	837	837	...	...	9,884	9,805	79	31,199	30,365	834
$30 to $39	28,923	27,382	1,541	590	590	...	...	7,126	5,585	1,541	21,207	21,207	...
$40 or more	8,752	7,155	1,597	967	...	...	967	816	816	...	6,969	6,339	630
Median.....dollars..	24	24	26	...	...	...	...	24	24	...	24	24	...
Acquired 1959 and 1960 (part)	22,291	20,948	1,343	2,827	2,827	...	...	4,620	4,620	...	14,844	13,501	1,343

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Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
OWNER CHARACTERISTICS													
Year Property Acquired													
New	74,413	71,844	2,569	3,641	3,641	...	...	16,709	15,289	1,420	54,063	52,914	1,149
1959 and 1960 (part)	5,464	5,058	406	509	509	...	...	714	714	...	4,241	3,835	406
1957 and 1958	16,250	16,025	225	1,213	1,213	...	...	2,940	2,940	...	12,097	11,872	225
1955 and 1956	18,616	18,574	42	1,677	1,677	...	...	5,967	5,925	42	10,972	10,972	...
1950 to 1954	18,436	17,234	1,202	...	...	...	...	4,669	3,533	1,136	13,767	13,701	66
1945 to 1949	7,405	7,163	242	...	...	...	...	2,419	2,177	242	4,986	4,986	...
1940 to 1944	1,883	1,883	...	242	242	...	...	...	...	...	1,641	1,641	...
1939 or earlier	6,359	5,907	452	...	...	...	...	...	...	...	6,359	5,907	452
Previously occupied	131,993	125,325	6,668	4,721	3,754	...	967	31,451	29,937	1,514	95,821	91,634	4,187
1959 and 1960 (part)	16,827	15,890	937	2,318	2,318	...	...	3,906	3,906	...	10,603	9,666	937
1957 and 1958	21,722	20,047	1,675	1,227	1,227	...	...	5,292	5,135	157	15,203	13,685	1,518
1955 and 1956	17,712	16,370	1,342	1,176	209	...	967	5,983	5,729	254	10,553	10,432	121
1950 to 1954	30,417	28,429	1,988	...	...	...	...	11,963	11,102	861	18,454	17,327	1,127
1945 to 1949	16,162	15,678	484	...	...	...	...	4,307	4,065	242	11,855	11,613	242
1940 to 1944	15,565	15,565	...	...	...	...	...	...	...	...	15,565	15,565	...
1939 or earlier	13,588	13,346	242	...	...	...	...	...	...	...	13,588	13,346	242
Manner of Acquisition													
By purchase or construction	202,705	193,468	9,237	8,362	7,395	...	967	48,160	45,226	2,934	146,183	140,847	5,336
Made new mortgage	185,664	177,498	8,166	8,120	7,153	...	967	45,377	42,600	2,777	132,167	127,745	4,422
Assumed mortgage from former owner	14,423	13,945	478	242	242	...	...	2,690	2,533	157	11,491	11,170	321
Assumed mortgage from former owner, made new second mortgage	602	75	527	...	...	...	...	...	...	...	602	75	527
Borrowed, other than mortgage	635	569	66	...	...	...	...	79	79	...	556	490	66
All cash	1,381	1,381	...	...	...	...	...	14	14	...	1,367	1,367	...
Not by purchase	3,701	3,701	...	...	...	...	...	...	...	...	3,901	3,701	...
Gift or inheritance	3,701	3,701	...	...	...	...	...	...	...	...	3,701	3,701	...
Other	...	...	...	...	...	...	...	...	...	...	...	...	...
Monthly Housing Costs													
Acquired before 1959	184,115	176,221	7,894	5,535	4,568	...	967	43,540	40,606	2,934	135,040	131,047	3,993
Less than $30	...	...	...	...	...	...	...	...	...	...	...	...	...
$30 to $39	242	242	...	...	...	...	...	...	...	...	242	242	...
$40 to $49	725	725	...	...	...	...	...	...	...	...	725	725	...
$50 to $59	2,811	2,811	...	...	...	...	...	...	...	...	2,811	2,811	...
$60 to $69	3,831	3,831	...	...	...	...	...	242	242	...	3,589	3,589	...
$70 to $79	5,947	5,737	210	...	...	...	...	284	284	...	5,663	5,453	210
$80 to $89	8,354	8,112	242	...	...	...	...	2,696	2,696	...	5,658	5,416	242
$90 to $99	11,917	11,917	...	...	...	...	...	1,657	1,657	...	10,260	10,260	...
$100 to $119	41,008	40,190	818	810	810	...	...	9,639	9,008	631	30,559	30,372	187
$120 to $149	54,131	52,484	1,647	2,872	2,872	...	...	18,393	17,631	762	32,866	31,981	885
$150 to $199	38,708	35,499	3,209	1,633	666	...	967	9,420	8,363	1,057	27,655	26,470	1,185
$200 or more	16,441	14,673	1,768	220	220	...	...	1,209	725	484	15,012	13,728	1,284
Median.....dollars..	130	128	166	...	...	...	...	132	131	...	127	126	...
Acquired 1959 and 1960 (part)	22,291	20,948	1,343	2,827	2,827	...	...	4,620	4,620	...	14,844	13,501	1,343
Annual Housing Costs as Percent of Income													
Acquired before 1959	184,115	176,221	7,894	5,535	4,568	...	967	43,540	40,606	2,934	135,040	131,047	3,993
Less than 5 percent	694	694	...	...	...	...	...	...	...	...	694	694	...
5 to 9 percent	5,920	5,710	210	...	...	...	...	558	558	...	5,362	5,152	210
10 to 14 percent	29,480	28,857	623	...	...	...	...	4,876	4,876	...	24,604	23,981	623
15 to 19 percent	48,379	47,799	580	578	578	...	...	10,814	10,735	79	36,987	36,486	501
20 to 24 percent	44,235	42,485	1,750	2,518	2,518	...	...	13,266	12,605	661	28,451	27,362	1,089
25 to 29 percent	23,845	21,821	2,024	2,012	1,045	...	967	7,400	6,343	1,057	14,433	14,433	...
30 to 34 percent	12,216	10,759	1,457	79	79	...	...	3,723	3,070	653	8,414	7,610	804
35 to 39 percent	5,866	5,624	242	79	79	...	...	973	731	242	4,814	4,814	...
40 percent or more	13,480	12,472	1,008	269	269	...	...	1,930	1,688	242	11,281	10,515	766
Median.....percent..	21	21	27	...	...	...	...	22	22	...	20	20	...
Acquired 1959 and 1960 (part)	22,291	20,948	1,343	2,827	2,827	...	...	4,620	4,620	...	14,844	13,501	1,343
Income[1]													
Less than $2,000	5,315	5,039	276	59	59	...	...	...	...	...	5,256	4,980	276
$2,000 to $2,999	3,058	3,058	...	...	...	...	...	...	...	...	3,058	3,058	...
$3,000 to $3,999	9,998	9,267	731	210	210	...	...	2,338	2,116	242	7,430	6,941	489
$4,000 to $4,999	14,013	13,602	411	1,047	1,047	...	...	3,890	3,479	411	9,076	9,076	...
$5,000 to $5,999	25,697	24,547	1,150	692	692	...	...	7,455	7,078	377	17,550	16,777	773
$6,000 to $6,999	28,691	27,547	1,144	2,109	2,109	...	...	8,251	7,767	484	18,331	17,671	660
$7,000 to $7,999	25,905	23,742	2,163	1,937	970	...	967	9,223	8,124	1,099	14,745	14,648	97
$8,000 to $8,999	20,464	19,901	563	604	604	...	...	4,795	4,795	...	15,065	14,502	563
$9,000 to $9,999	15,844	15,380	464	988	988	...	...	3,127	3,127	...	11,729	11,265	464
$10,000 to $11,999	24,530	23,967	563	394	394	...	...	4,905	4,584	321	19,231	18,989	242
$12,000 to $14,999	15,249	14,493	756	322	322	...	...	2,225	2,225	...	12,702	11,946	756
$15,000 or more	17,642	16,626	1,016	...	...	...	...	1,931	1,931	...	15,711	14,695	1,016
Median.....dollars..	7,600	7,700	7,400	7,000	6,800	...	...	7,200	7,300	...	8,000	7,900	...
Age of Head													
Under 25 years	1,349	846	503	330	330	...	...	...	...	...	1,019	516	503
25 to 34 years	46,484	44,953	1,531	4,513	4,513	...	...	16,430	15,789	641	25,541	24,651	890
35 to 44 years	61,388	58,496	2,892	1,110	1,110	...	...	22,519	20,468	2,051	37,759	36,918	841
45 to 64 years	79,529	75,428	4,101	2,345	1,378	...	967	8,485	8,243	242	68,699	65,807	2,892
65 years and over	17,656	17,446	210	64	64	...	...	726	726	...	16,866	16,656	210
Median	44	44	44	34	32	...	...	38	38	...	48	48	...

[1] Income of owner and relatives living with him.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[**Number of mortgaged properties.** Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage							Properties with conventional first mortgage		
				FHA first mortgage				VA first mortgage					
						With junior mortgage							
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	VA second	Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
OWNER CHARACTERISTICS—Con.													
Household Composition by Age of Head													
Male head, wife present, no nonrelatives	184,470	176,295	8,175	8,303	7,336	...	967	45,712	42,778	2,934	130,455	126,181	4,274
Under 45 years	104,042	99,237	4,805	5,894	5,894	...	...	38,293	35,601	2,692	59,855	57,742	2,113
With own children under 18	95,747	90,942	4,805	5,155	5,155	...	...	34,710	32,018	2,692	55,882	53,769	2,113
No own children under 18	8,295	8,295	...	739	739	...	...	3,583	3,583	...	3,973	3,973	...
45 to 64 years	68,612	65,242	3,370	2,345	1,378	...	967	6,693	6,451	242	59,574	57,413	2,161
With own children under 18	36,618	34,663	1,955	1,782	815	...	967	4,520	4,278	242	30,316	29,570	746
No own children under 18	31,994	30,579	1,415	563	563	...	...	2,173	2,173	...	29,258	27,843	1,415
65 years and over	11,816	11,816	...	64	64	...	...	726	726	...	11,026	11,026	...
Other households with 2 or more persons	18,217	17,612	605	59	59	...	...	2,369	2,369	...	15,789	15,184	605
Under 65 years	14,580	13,975	605	59	59	...	...	2,369	2,369	...	12,152	11,547	605
65 years and over	3,637	3,637	...	...	...	...	...	...	...	...	3,637	3,637	...
Households with 1 person	3,719	3,262	457	...	...	...	...	79	79	...	3,640	3,183	457
Under 65 years	1,516	1,269	247	...	...	...	...	79	79	...	1,437	1,190	247
65 years and over	2,203	1,993	210	...	...	...	...	...	...	...	2,203	1,993	210
Color of Head													
White	205,399	196,162	9,237	8,362	7,395	...	967	48,160	45,226	2,934	148,877	143,541	5,336
Nonwhite	1,007	1,007	...	...	...	...	...	...	...	...	1,007	1,007	...
Persons													
1 person	3,719	3,262	457	...	...	...	...	79	79	...	3,640	3,183	457
2 persons	39,347	38,906	441	967	967	...	...	5,303	5,303	...	33,077	32,636	441
3 persons	37,468	36,551	917	388	388	...	...	5,940	5,940	...	31,140	30,223	917
4 persons	56,228	53,777	2,451	3,434	3,434	...	...	16,392	15,829	563	36,402	34,514	1,888
5 persons	34,441	33,080	1,361	1,164	1,164	...	...	10,143	9,702	441	23,134	22,214	920
6 persons or more	35,203	31,593	3,610	2,409	1,442	...	967	10,303	8,373	1,930	22,491	21,778	713
Purchase Price-Income Ratio													
Acquired by purchase, 1957 to 1960 (part)	59,601	56,358	3,243	5,267	5,267	...	...	12,852	12,695	157	41,482	38,396	3,086
Less than 1.0	2,647	2,568	79	...	...	...	...	210	210	...	2,437	2,358	79
1.0 to 1.4	8,121	8,042	79	373	373	...	...	1,236	1,236	...	6,512	6,433	79
1.5 to 1.9	18,607	17,317	1,290	2,278	2,278	...	...	4,627	4,627	...	11,702	10,412	1,290
2.0 to 2.4	15,963	15,472	491	2,184	2,184	...	...	4,875	4,875	...	8,904	8,413	491
2.5 to 2.9	8,132	8,113	19	158	158	...	...	1,347	1,347	...	6,627	6,608	19
3.0 to 3.4	2,662	2,108	554	...	...	...	...	236	79	157	2,426	2,029	397
3.5 to 3.9	1,019	694	325	210	210	...	...	242	242	...	567	242	325
4.0 or more	2,450	2,044	406	64	64	...	...	79	79	...	2,307	1,901	406
Median ratio	2.0	2.0	...	...	...	...	...	2.0	2.0	...	2.0	2.0	...
Other properties	146,805	140,811	5,994	3,095	2,128	...	967	35,308	32,531	2,777	108,402	106,152	2,250
Interest and Principal Payments on First Mortgage as Percent of Income													
Regular payments of interest and/or principal	206,164	196,927	9,237	8,362	7,395	...	967	48,160	45,226	2,934	149,642	144,306	5,336
Less than 5 percent	29,585	28,621	964	...	...	...	...	1,982	1,982	...	27,603	26,639	964
5 to 9 percent	88,722	84,647	4,075	3,491	2,524	...	967	18,880	18,140	740	66,351	63,983	2,368
10 to 14 percent	63,403	61,058	2,345	3,753	3,753	...	...	21,166	19,625	1,541	38,484	37,680	804
15 to 19 percent	16,882	15,584	1,298	785	785	...	...	5,208	4,797	411	10,889	10,002	887
20 to 24 percent	2,649	2,094	555	274	274	...	...	860	618	242	1,515	1,202	313
25 to 29 percent	922	922	...	...	...	...	...	64	64	...	858	858	...
30 to 34 percent	254	254	...	...	...	...	...	...	...	...	254	254	...
35 to 39 percent	247	247	...	...	...	...	...	...	...	...	247	247	...
40 percent or more	3,500	3,500	...	59	59	...	...	...	...	...	3,441	3,441	...
Median percent	9	9	9	11	12	...	...	11	11	...	9	9	...
No regular payments required	242	242	...	...	...	...	...	...	...	...	242	242	...
Real Estate Tax as Percent of Income													
Acquired before 1959	184,115	176,221	7,894	5,535	4,568	...	967	43,540	40,606	2,934	135,040	131,047	3,993
Less than 1.0 percent	1,047	1,047	...	...	...	...	...	...	...	...	1,047	1,047	...
1.0 to 1.9 percent	6,854	6,854	...	...	...	...	...	1,957	1,957	...	4,897	4,897	...
2.0 to 2.9 percent	15,193	14,297	896	...	...	...	...	3,372	3,118	254	11,821	11,179	642
3.0 to 3.9 percent	26,500	24,689	1,811	469	469	...	...	5,820	5,741	79	20,211	18,479	1,732
4.0 to 4.9 percent	36,711	35,318	1,393	2,773	1,806	...	967	9,784	9,407	377	24,154	24,105	49
5.0 to 7.4 percent	63,819	62,130	1,689	2,024	2,024	...	...	16,759	15,834	925	45,036	44,272	764
7.5 to 9.9 percent	18,670	17,083	1,587	...	...	...	...	4,372	3,315	1,057	14,298	13,768	530
10 percent or more	15,321	14,803	518	269	269	...	...	1,476	1,234	242	13,576	13,300	276
Median percent	5.2	5.2	4.9	...	...	...	...	5.1	5.0	...	5.3	5.3	...
Acquired 1959 and 1960 (part)	22,291	20,948	1,343	2,827	2,827	...	...	4,620	4,620	...	14,844	13,501	1,343
Veteran Status													
Korean War service	19,948	18,681	1,267	1,136	1,136	...	...	9,548	9,014	534	9,264	8,531	733
Korean War service only	11,766	11,033	733	536	536	...	...	6,108	5,866	242	5,122	4,631	491
Korean War and other service	8,182	7,648	534	600	600	...	...	3,440	3,148	292	4,142	3,900	242
Other service	100,532	95,208	5,324	3,845	2,878	...	967	37,055	34,655	2,400	59,632	57,675	1,957
With World War II service	81,231	77,941	3,290	2,481	2,481	...	...	35,688	33,288	2,400	43,062	42,172	890
No World War II service	19,301	17,267	2,034	1,364	397	...	967	1,367	1,367	...	16,570	15,503	1,067
Nonveteran	85,926	83,280	2,646	3,381	3,381	...	...	1,557	1,557	...	80,988	78,342	2,646

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
						VA second	Conventional second						
First mortgage debt on 1- to 4-dwelling-unit properties	2,072,947	1,972,474	100,473	122,679	118,618	...	4,061	610,607	577,819	32,788	1,339,661	1,276,037	63,624
Average first mortgage debt	7.4	7.3	8.2	10.8	11.4	...	4.2	8.6	8.6	7.6	6.7	6.6	9.2
First mortgage debt on 1-dwelling-unit properties	1,594,483	1,512,683	81,800	86,594	82,533	...	4,061	429,721	406,243	23,478	1,078,168	1,023,907	54,261
Average first mortgage debt	7.7	7.7	8.9	10.4	11.2	...	4.2	8.9	9.0	8.0	7.2	7.1	10.2
MORTGAGE CHARACTERISTICS													
First Mortgage Loan													
Less than $2,000	3,040	3,040	...	...	...	...	...	...	...	...	3,040	3,040	...
$2,000 to $3,999	38,149	37,378	771	...	...	...	...	84	84	...	38,065	37,294	771
$4,000 to $5,999	90,440	82,881	7,559	4,061	...	...	4,061	6,206	5,639	567	80,173	77,242	2,931
$6,000 to $7,999	125,330	122,087	3,243	968	968	...	...	26,639	24,703	1,936	97,723	96,416	1,307
$8,000 to $9,999	245,628	232,017	13,611	23,583	23,583	...	...	53,650	51,606	2,044	168,395	156,828	11,567
$10,000 to $11,999	292,822	272,029	20,793	15,958	15,958	...	...	118,086	102,543	15,543	158,778	153,528	5,250
$12,000 to $13,999	249,858	246,333	3,525	15,332	15,332	...	...	110,871	110,871	...	123,655	120,130	3,525
$14,000 to $15,999	225,058	218,272	6,786	17,568	17,568	...	...	75,454	75,454	...	132,036	125,250	6,786
$16,000 to $19,999	151,293	141,139	10,154	9,124	9,124	...	...	24,162	20,774	3,388	118,007	111,241	6,766
$20,000 to $24,999	93,441	91,806	1,635	...	...	...	...	6,307	6,307	...	87,134	85,499	1,635
$25,000 or more	79,424	65,701	13,723	...	...	...	...	8,262	8,262	...	71,162	57,439	13,723
First Mortgage Outstanding Debt													
Less than $2,000	28,516	27,470	1,046	...	...	...	...	437	437	...	28,079	27,033	1,046
$2,000 to $3,999	87,201	85,489	1,712	968	968	...	...	20,651	19,756	895	65,582	64,765	817
$4,000 to $5,999	180,610	167,401	13,209	4,061	...	...	4,061	25,108	23,500	1,608	151,441	143,901	7,540
$6,000 to $7,999	176,386	168,978	7,408	518	518	...	...	44,448	40,963	3,485	131,420	127,497	3,923
$8,000 to $9,999	277,648	259,274	18,374	25,092	25,092	...	...	74,485	64,611	9,874	178,071	169,571	8,500
$10,000 to $11,999	268,804	261,706	7,098	20,695	20,695	...	...	140,859	136,631	4,228	107,250	104,380	2,870
$12,000 to $13,999	165,038	160,995	4,043	12,543	12,543	...	...	54,213	50,825	3,388	98,282	97,627	655
$14,000 to $15,999	186,029	176,833	9,196	18,541	18,541	...	...	45,200	45,200	...	122,288	113,092	9,196
$16,000 to $19,999	108,128	103,772	4,356	4,176	4,176	...	...	14,020	14,020	...	89,932	85,576	4,356
$20,000 to $24,999	80,758	79,123	1,635	...	...	...	...	3,839	3,839	...	76,919	75,284	1,635
$25,000 or more	35,365	21,642	13,723	...	...	...	...	6,461	6,461	...	28,904	15,181	13,723
Term of First Mortgage													
Indefinite	2,413	2,413	...	...	...	...	...	...	...	...	2,413	2,413	...
On demand	16,707	16,707	...	...	...	...	...	...	...	...	16,707	16,707	...
Less than 8 years	42,798	42,798	...	...	...	...	...	...	...	...	42,798	42,798	...
8 to 12 years	60,187	54,509	5,678	...	...	...	...	84	84	...	60,103	54,425	5,678
13 to 17 years	145,924	138,075	7,849	5,029	968	...	4,061	2,090	2,090	...	138,805	135,017	3,788
18 to 22 years	817,226	770,729	46,497	5,428	5,428	...	...	133,168	126,502	6,666	678,630	638,799	39,831
23 to 27 years	321,191	303,643	17,548	27,129	27,129	...	...	159,164	146,580	12,584	134,898	129,934	4,964
28 to 32 years	187,311	183,083	4,228	49,008	49,008	...	...	135,215	130,987	4,228	3,088	3,088	...
33 years or more	726	726	...	...	...	...	...	...	...	...	726	726	...
Interest Rate of First Mortgage													
Less than 4.0 percent	8,311	8,311	...	...	...	...	...	...	...	...	8,311	8,311	...
4.0 percent	220,652	203,194	17,458	...	...	...	...	96,418	81,657	14,761	124,234	121,537	2,697
4.1 to 4.4 percent	5,895	5,895	...	...	...	...	...	2,517	2,517	...	3,378	3,378	...
4.5 percent	465,644	451,266	14,378	23,365	19,304	...	4,061	227,225	218,508	8,717	215,054	213,454	1,600
4.6 to 4.9 percent	193,742	180,019	13,723	10,327	10,327	...	...	83,123	83,123	...	100,292	86,569	13,723
5.0 percent	413,403	390,776	22,627	20,895	20,895	...	...	...	...	...	392,508	369,881	22,627
5.1 to 5.4 percent	89,042	86,646	2,396	29,965	29,965	...	...	20,438	20,438	...	38,639	36,243	2,396
5.5 percent	155,686	148,627	7,059	1,106	1,106	...	...	...	...	...	154,580	147,521	7,059
5.6 to 5.9 percent	9,165	8,757	408	936	936	...	...	...	...	...	8,229	7,821	408
6.0 percent	31,128	27,377	3,751	...	...	...	...	...	...	...	31,128	27,377	3,751
6.1 to 6.9 percent	1,815	1,815	...	...	...	...	...	...	...	...	1,815	1,815	...
7.0 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent	...	...	...	...	...	...	...	...	...	...	...	...	...
8.0 percent or more	...	...	...	...	...	...	...	...	...	...	...	...	...
Year First Mortgage Made or Assumed													
1959 and 1960 (part)	382,823	353,500	29,323	34,982	34,982	...	...	59,385	59,385	...	288,456	259,133	29,323
1958	253,320	236,604	16,716	23,069	23,069	...	...	52,721	51,135	1,586	177,530	162,400	15,130
1957	191,154	187,172	3,982	5,178	5,178	...	...	47,062	47,062	...	138,914	134,932	3,982
1955 and 1956	382,387	374,802	7,585	22,397	18,336	...	4,061	128,697	125,681	3,016	231,293	230,785	508
1950 to 1954	321,548	300,354	21,194	...	...	...	...	119,906	103,740	16,166	201,642	196,614	5,028
1945 to 1949	52,668	49,668	3,000	...	...	...	...	21,950	19,240	2,710	30,718	30,428	290
1940 to 1944	1,743	1,743	...	968	968	...	...	...	...	...	775	775	...
1939 or earlier	8,840	8,840	...	...	...	...	...	...	...	...	8,840	8,840	...
Method of Payment of First Mortgage													
Regular payments required	1,593,684	1,511,884	81,800	86,594	82,533	...	4,061	429,721	406,243	23,478	1,077,369	1,023,108	54,261
Interest and principal	1,570,734	1,488,934	81,800	86,594	82,533	...	4,061	429,721	406,243	23,478	1,054,419	1,000,158	54,261
Interest only	20,058	20,058	...	...	...	...	...	...	...	...	20,058	20,058	...
Principal only	2,892	2,892	...	...	...	...	...	...	...	...	2,892	2,892	...
No regular payments required	799	799	...	...	...	...	...	...	...	...	799	799	...

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Amount of first mortgage outstanding debt in thousands of dollars. Based on sample; see text]

Subject	First mortgage debt			Government-insured first mortgage debt							Conventional first mortgage debt		
		On properties with--		FHA first mortgage				VA first mortgage					
	Total	First mortgage only	Junior mortgage	Total	First mortgage only	With junior mortgage: VA second	With junior mortgage: Conventional second	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.													
Monthly Interest and Principal Payment on First Mortgage													
Regular payments of interest and/or principal	1,593,684	1,511,884	81,800	86,594	82,533	...	4,061	429,721	406,243	23,478	1,077,369	1,023,108	54,261
Less than $30	53,844	52,401	1,443	...	...	...	...	885	885	...	52,959	51,516	1,443
$30 to $39	86,726	83,803	2,923	...	...	...	...	16,206	13,703	2,503	70,520	70,100	420
$40 to $49	151,180	142,583	8,597	15,677	11,616	...	4,061	30,607	30,607	...	104,896	100,360	4,536
$50 to $59	200,305	188,295	12,010	11,809	11,809	...	...	71,657	63,570	8,087	116,839	112,916	3,923
$60 to $69	300,586	279,582	21,004	20,747	20,747	...	...	135,188	125,688	9,500	144,651	133,147	11,504
$70 to $79	201,525	201,525	...	13,462	13,462	...	...	95,186	95,186	...	92,877	92,877	...
$80 to $89	168,148	163,927	4,221	19,577	19,577	...	...	36,433	36,433	...	112,138	107,917	4,221
$90 to $99	122,449	121,232	1,217	3,411	3,411	...	...	19,790	19,790	...	99,248	98,031	1,217
$100 to $119	126,215	115,544	10,671	1,911	1,911	...	...	11,238	7,850	3,388	113,066	105,783	7,283
$120 to $149	97,466	93,110	4,356	...	...	...	...	6,070	6,070	...	91,396	87,040	4,356
$150 to $199	63,222	61,587	1,635	...	...	...	...	6,461	6,461	...	56,761	55,126	1,635
$200 or more	22,018	8,295	13,723	...	...	...	...	...	...	...	22,018	8,295	13,723
No regular payments required	799	799	...	...	...	...	...	...	...	...	799	799	...
Current Status of First Mortgage Payments													
Current or ahead of schedule	1,534,988	1,457,399	77,589	84,642	80,581	...	4,061	404,702	383,039	21,663	1,045,644	993,779	51,865
Delinquent	58,696	54,485	4,211	1,952	1,952	...	...	25,019	23,204	1,815	31,725	29,329	2,396
No regular payments required	799	799	...	...	...	...	...	...	...	...	799	799	...
Holder of First Mortgage													
Commercial bank or trust company, own account	47,973	43,912	4,061	5,029	968	...	4,061	9,680	9,680	...	33,264	33,264	...
Commercial bank or trust company, trust account	...	...	...	...	...	...	...	...	...	...	...	...	...
Mutual savings bank	929,862	878,835	51,027	54,083	54,083	...	...	310,370	290,086	20,284	565,409	534,666	30,743
Savings and loan association	551,623	525,331	26,292	26,439	26,439	...	...	100,323	97,129	3,194	424,861	401,763	23,098
Life insurance company	30,469	30,049	420	1,043	1,043	...	...	9,348	9,348	...	20,078	19,658	420
Mortgage company	920	920	...	...	...	...	...	...	...	...	920	920	...
Real estate or construction company	...	...	...	...	...	...	...	...	...	...	...	...	...
Federal or State agency	260	260	...	...	...	...	...	...	...	...	260	260	...
Retirement system, welfare fund, etc.	8,920	8,920	...	...	...	...	...	...	...	...	8,920	8,920	...
Other nonprofit organization	...	...	...	...	...	...	...	...	...	...	...	...	...
Individual or individual's estate	19,200	19,200	...	...	...	...	...	...	...	...	19,200	19,200	...
Other	5,256	5,256	...	...	...	...	...	...	...	...	5,256	5,256	...
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	88,335	73,757	14,578	...	...	...	...	4,570	4,570	...	83,765	69,187	14,578
20 to 29 percent	111,520	110,021	1,499	968	968	...	...	15,503	14,462	1,041	95,049	94,591	458
30 to 39 percent	185,991	179,874	6,117	...	...	...	...	24,157	22,888	1,269	161,834	156,986	4,848
40 to 49 percent	222,672	208,993	13,679	...	...	...	...	40,602	29,447	11,155	182,070	179,546	2,524
50 to 59 percent	314,379	301,147	13,232	7,853	3,792	...	4,061	56,973	55,303	1,670	249,553	242,052	7,501
60 to 69 percent	281,587	260,298	21,289	17,961	17,961	...	...	70,304	67,991	2,313	193,322	174,346	18,976
70 to 79 percent	236,655	225,249	11,406	23,255	23,255	...	...	107,851	101,821	6,030	105,549	100,173	5,376
80 to 89 percent	86,779	86,779	...	26,282	26,282	...	...	54,221	54,221	...	6,276	6,276	...
90 to 99 percent	63,988	63,988	...	10,275	10,275	...	...	53,713	53,713	...	...	...	...
100 percent or more	2,577	2,577	...	...	...	...	...	1,827	1,827	...	750	750	...

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1- to 4-dwelling-unit properties	2,110,903	125,000	615,370	1,370,533
Average total mortgage debt	7.5	11.0	8.6	6.9
Total mortgage debt on 1-dwelling-unit properties	1,627,034	88,915	433,134	1,104,985
Average total mortgage debt	7.9	10.6	9.0	7.4
MORTGAGE CHARACTERISTICS				
Total Mortgage Outstanding Debt				
Less than $2,000	27,470	...	437	27,033
$2,000 to $3,999	88,607	968	20,724	66,915
$4,000 to $5,999	170,996	...	25,500	145,496
$6,000 to $7,999	181,312	6,900	42,730	131,682
$8,000 to $9,999	276,222	25,092	77,663	173,467
$10,000 to $11,999	279,370	20,695	141,669	117,006
$12,000 to $13,999	165,013	12,543	50,825	101,645
$14,000 to $15,999	181,902	18,541	45,200	118,161
$16,000 to $19,999	119,180	4,176	18,086	96,918
$20,000 to $24,999	80,782	...	3,839	76,943
$25,000 or more	56,180	...	6,461	49,719
Total Outstanding Debt as Percent of Value				
Less than 20 percent	75,550	...	4,570	70,980
20 to 29 percent	111,400	968	15,841	94,591
30 to 39 percent	213,224	...	22,888	190,336
40 to 49 percent	213,654	...	30,885	182,769
50 to 59 percent	315,387	3,792	68,241	243,354
60 to 69 percent	272,969	17,961	70,493	184,515
70 to 79 percent	235,885	23,255	106,389	106,241
80 to 89 percent	113,718	32,664	54,221	26,833
90 to 99 percent	68,054	10,275	57,779	...
100 percent or more	7,193	...	1,827	5,366
PROPERTY CHARACTERISTICS				
Value				
Less than $5,000	2,306	...	...	2,306
$5,000 to $7,400	7,722	...	1,536	6,186
$7,500 to $9,900	38,413	6,382	7,311	24,720
$10,000 to $12,400	138,088	9,728	49,443	78,917
$12,500 to $14,900	241,253	33,750	88,594	118,909
$15,000 to $17,400	288,211	14,742	147,289	126,180
$17,500 to $19,000	217,579	16,697	78,115	122,767
$20,000 to $24,900	286,669	6,486	43,706	236,477
$25,000 to $34,900	243,263	1,130	15,339	226,794
$35,000 or more	163,530	...	1,801	161,729
Year Built				
1958 and 1959	216,730	15,935	37,327	163,468
1955 to 1957	332,278	31,228	109,443	191,607
1950 to 1954	294,439	13,548	83,474	197,417
1940 to 1949	190,037	1,486	65,113	123,438
1930 to 1939	111,478	2,027	21,073	88,378
1929 or earlier	482,072	24,691	116,704	340,677
Condition				
Not dilapidated	1,614,015	88,915	431,344	1,093,756
Dilapidated	13,019	...	1,790	11,229

Subject	Total first and junior mortgage debt on--			
	Total properties	Properties with--		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
OWNER CHARACTERISTICS				
Annual Housing Costs as Percent of Income				
Acquired before 1959	1,321,007	53,933	373,993	893,081
Less than 5 percent	7,476	...	...	7,476
5 to 9 percent	26,208	...	3,053	23,155
10 to 14 percent	169,949	...	37,348	132,601
15 to 19 percent	340,625	5,752	81,916	252,957
20 to 24 percent	364,083	25,933	122,607	215,543
25 to 29 percent	188,338	17,012	69,022	102,304
30 to 34 percent	97,089	995	32,921	63,173
35 to 39 percent	38,353	1,043	11,402	25,908
40 percent or more	88,886	3,198	15,724	69,964
Acquired 1959 and 1960 (part)	306,027	34,982	59,141	211,904
Income[1]				
Less than $2,000	19,919	909	...	19,010
$2,000 to $2,999	9,452	...	...	9,452
$3,000 to $3,999	47,281	2,289	12,534	32,458
$4,000 to $4,999	78,235	10,286	32,705	35,244
$5,000 to $5,999	168,697	7,397	58,964	102,336
$6,000 to $6,999	202,214	20,249	65,939	116,026
$7,000 to $7,999	184,659	17,163	91,469	76,027
$8,000 to $8,999	165,392	8,428	45,467	111,497
$9,000 to $9,999	142,263	11,150	34,723	96,390
$10,000 to $11,999	224,207	6,197	47,639	170,371
$12,000 to $14,999	144,937	4,847	26,822	113,268
$15,000 or more	239,778	...	16,872	222,906
Age of Head				
Under 25 years	11,997	3,864	...	8,133
25 to 34 years	474,679	49,840	174,091	250,748
35 to 44 years	547,945	13,976	199,903	334,066
45 to 64 years	532,668	20,179	57,398	455,091
65 years and over	59,745	1,056	1,742	56,947
Household Composition by Age of Head				
Male head, wife present, no nonrelatives	1,503,250	88,006	415,871	999,373
Under 45 years	996,759	66,771	370,078	559,910
With own children under 18	920,570	56,581	334,108	529,881
No own children under 18	76,189	10,190	35,970	30,029
45 to 64 years	468,912	20,179	44,051	404,682
With own children under 18	297,490	15,699	27,488	254,303
No own children under 18	171,422	4,480	16,563	150,379
65 years and over	37,579	1,056	1,742	34,781
Other households with 2 or more persons	109,251	909	16,465	91,877
Under 65 years	94,177	909	16,465	76,803
65 years and over	15,074	...	...	15,074
Households with 1 person	14,533	...	798	13,735
Under 65 years	7,441	...	798	6,643
65 years and over	7,092	...	...	7,092
Color of Head				
White	1,624,721	88,915	433,134	1,102,672
Nonwhite	2,313	...	...	2,313
Interest and Principal Payments on All Mortgages as Percent of Income				
Regular payments of interest and/or principal	1,626,235	88,915	433,134	1,104,186
Less than 5 percent	106,582	...	8,364	98,218
5 to 9 percent	603,680	24,899	138,708	440,073
10 to 14 percent	616,062	50,527	209,666	355,869
15 to 19 percent	220,718	9,235	62,532	148,951
20 to 24 percent	25,862	3,345	11,141	11,376
25 to 29 percent	14,652	...	448	14,204
30 to 34 percent	7,645	...	...	7,645
35 to 39 percent	1,932	...	...	1,932
40 percent or more	29,102	909	2,275	25,918
No regular payments required	799	...	...	799

[1] Income of owner and relatives living with him.

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
Total 1- to 4-dwelling-unit properties..	281,928	11,558	147,271	110,066	4,901	242	507	797	4,630	1,956
Total 1-dwelling-unit properties.....	206,406	8,292	108,871	80,733	3,691	242	104	797	2,828	848
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than $2,000.....	3,988	...	1,694	1,811	...	...	...	...	483	...
$2,000 to $3,999.....	19,272	800	5,956	11,643	111	...	104	...	417	241
$4,000 to $5,999.....	27,672	1,935	11,221	12,242	1,511	242	...	...	521	...
$6,000 to $7,999.....	26,562	1,662	13,726	10,601	...	...	...	...	484	89
$8,000 to $9,999.....	37,003	1,058	17,353	17,965	152	...	...	233	...	242
$10,000 to $11,999.....	33,087	1,383	20,693	10,481	...	...	...	...	254	276
$12,000 to $13,999.....	23,109	56	14,652	7,108	1,052	...	...	...	241	...
$14,000 to $15,999.....	17,452	242	10,590	5,691	225	...	...	564	140	...
$16,000 to $19,999.....	10,172	672	7,101	2,320	79	...	...	...	...	...
$20,000 to $24,999.....	4,944	484	3,479	617	154	...	...	...	210	...
$25,000 or more.....	3,145	...	2,406	254	407	...	...	...	78	...
Median.....dollars..	9,400	7,700	10,400	8,500	...	...	...	...	...	...
First Mortgage Outstanding Debt										
Less than $2,000.....	23,270	725	10,846	10,237	563	...	...	...	658	241
$2,000 to $3,999.....	29,298	2,011	12,531	12,355	1,059	242	104	233	763	...
$4,000 to $5,999.....	36,571	1,947	16,531	17,293	316	...	...	...	484	...
$6,000 to $7,999.....	25,233	1,839	12,209	11,018	78	...	...	...	...	89
$8,000 to $9,999.....	31,224	570	17,193	12,042	681	...	...	...	254	484
$10,000 to $11,999.....	24,512	782	15,763	7,933	...	...	...	...	...	34
$12,000 to $13,999.....	12,854	...	8,345	3,914	354	...	...	...	241	...
$14,000 to $15,999.....	12,622	418	7,394	3,952	154	...	...	564	140	...
$16,000 to $19,999.....	6,071	...	4,760	1,232	79	...	...	...	...	...
$20,000 to $24,999.....	3,563	...	2,111	757	407	...	...	...	288	...
$25,000 or more.....	1,188	...	1,188	...	...	...	...	...	...	...
Median.....dollars..	7,100	5,400	8,300	6,100	...	...	...	...	...	...
Term of First Mortgage										
Indefinite.....	1,177	242	452	...	...	...	...	...	483	...
On demand.....	5,616	484	4,140	210	...	...	...	...	693	89
Less than 8 years.....	10,327	1,540	6,252	1,871	111	...	...	...	311	242
8 to 12 years.....	14,745	967	6,078	7,205	...	...	...	...	254	241
13 to 17 years.....	33,292	1,989	11,318	18,399	694	242	...	233	417	...
18 to 22 years.....	95,580	2,828	49,761	40,049	1,727	...	104	564	271	276
23 to 27 years.....	29,889	242	19,148	9,626	873	...	...	...	...	...
28 to 32 years.....	15,538	...	11,722	3,373	286	...	...	...	157	...
33 years or more.....	242	...	...	...	...	...	...	...	242	...
Median.....years..	20	16	21	20	...	...	...	...	...	...
Interest Rate of First Mortgage										
Less than 4.0 percent.....	693	...	...	...	...	...	...	...	693	...
4.0 percent.....	37,038	1,452	26,187	7,136	2,021	...	...	...	242	...
4.1 to 4.4 percent.....	496	...	496	...	...	...	...	...	...	...
4.5 percent.....	61,407	3,661	37,050	18,695	1,041	...	...	233	210	517
4.6 to 4.9 percent.....	14,241	56	10,650	3,099	436	..	...	...	...	...
5.0 percent.....	59,174	2,518	23,173	31,555	114	...	104	564	1,057	89
5.1 to 5.4 percent.....	8,108	...	4,244	3,785	79	...	...	...	...	...
5.5 percent.....	20,235	210	5,971	13,570	...	...	...	...	242	242
5.6 to 5.9 percent.....	620	...	108	512	...	...	...	...	...	...
6.0 percent.....	4,152	153	992	2,381	...	242	...	...	384	...
6.1 to 6.9 percent.....	242	242	...	...	...	...	...	...	...	...
7.0 percent.....	...	...	...	...	...	...	...	...	...	...
7.1 to 7.9 percent.....	...	...	...	...	...	...	...	...	...	...
8.0 percent or more.....	...	...	...	...	...	...	...	...	...	...
Median.....percent..	4.7	4.6	4.6	5.0	...	...	...	...	...	...
Origin of First Mortgage										
Made when property acquired.....	140,564	5,535	83,632	46,103	2,277	242	104	...	2,065	606
Assumed when property acquired.....	8,070	484	5,331	1,944	242	...	...	...	69	...
Made after property acquired.....	57,772	2,273	19,908	32,686	1,172	...	...	797	694	242
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	34,131	1,066	13,811	17,872	436	...	...	564	382	...
1958.....	24,932	253	13,614	10,230	158	...	104	...	242	331
1957.....	19,920	242	10,265	8,658	225	242	...	...	288	...
1955 and 1956.....	46,910	2,606	26,677	16,975	364	...	...	...	254	34
1950 to 1954.....	56,584	2,431	30,131	20,871	1,708	...	...	233	727	483
1945 to 1949.....	18,281	968	11,049	5,223	558	...	...	...	483	...
1940 to 1944.....	1,146	242	...	662	242	...	...	...	...	...
1939 or earlier.....	4,502	484	3,324	242	...	...	...	...	452	...
Method of Payment of First Mortgage										
Regular payments required.....	206,164	8,292	108,871	80,733	3,691	242	104	797	2,586	848
Interest and principal.....	199,360	7,975	103,891	80,249	3,691	242	104	797	1,652	759
Interest only.....	6,563	317	4,980	484	...	...	...	...	693	89
Principal only.....	241	...	...	...	...	...	...	...	241	...
No regular payments required.....	242	...	...	...	...	...	...	...	242	...

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.										
Monthly Interest and Principal Payment on First Mortgage										
Regular payments of interest and/or principal	206,164	8,292	108,871	80,733	3,691	242	104	797	2,586	848
Less than $30	25,616	1,284	10,478	11,506	321	...	104	...	1,593	330
$30 to $39	25,722	242	11,729	11,998	1,301	242	...	...	210	...
$40 to $49	29,335	2,419	12,674	14,095	78	...	...	...	69	...
$50 to $59	28,927	563	16,412	11,636	74	...	...	...	242	...
$60 to $69	34,579	1,507	21,330	11,258	...	...	...	...	...	484
$70 to $79	19,372	309	11,528	6,047	967	...	...	233	254	34
$80 to $89	14,699	570	7,067	6,702	281	...	...	...	79	...
$90 to $99	10,104	...	5,804	3,707	29	...	...	564	...	...
$100 to $119	8,958	914	5,382	2,522	79	...	...	...	61	...
$120 to $149	5,261	484	3,358	1,187	154	...	...	...	78	...
$150 to $199	2,689	...	2,207	75	407	...	...	...	...	...
$200 or more	902	...	902	...	...	...	...	...	...	...
Median, dollars	58	54	61	52	...	...	...	...	...	...
No regular payments required	242	...	...	...	...	...	...	...	242	...
Current Status of First Mortgage Payments										
Current or ahead of schedule	197,328	8,292	105,463	75,625	3,612	242	104	797	2,345	848
Delinquent	8,836	...	3,408	5,108	79	...	...	...	241	...
No regular payments required	242	...	...	...	...	...	...	...	242	...
Servicing of First Mortgage										
By holder	202,395	8,292	107,572	80,305	2,174	242	104	797	2,061	848
By agent	4,011	...	1,299	428	1,517	...	...	...	767	...
Location of First Mortgage Holder										
Holder and property in--										
Same division	205,131	8,292	108,871	80,733	2,416	242	104	797	2,828	848
Different division	1,275	...	...	...	1,275	...	...	...	...	...
Holder outside United States	...	...	...	...	...	...	...	...	...	...
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	148,392	6,019	88,963	47,805	2,519	242	104	...	2,134	606
Less than 40 percent	7,531	252	3,716	2,878	444	...	...	...	241	...
40 to 49 percent	10,363	813	6,614	2,593	...	...	...	...	254	89
50 to 59 percent	12,685	56	7,969	3,133	1,044	...	...	...	241	242
60 to 69 percent	22,910	1,210	14,921	6,503	...	...	...	...	242	34
70 to 79 percent	31,372	694	17,931	11,865	143	242	...	...	497	...
80 to 84 percent	15,262	575	6,403	7,801	...	...	...	...	242	241
85 to 89 percent	10,604	1,451	6,250	2,903	...	...	...	...	...	...
90 to 94 percent	19,184	726	12,879	5,475	...	...	104	...	...	...
95 to 99 percent	9,696	242	6,240	3,085	129	...	...	...	...	...
100 percent or more	8,785	...	6,040	1,569	759	...	...	...	417	...
Median, percent	77	80	76	77	...	...	...	...	...	...
Other properties	58,014	2,273	19,908	32,928	1,172	...	...	797	694	242
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase	148,392	6,019	88,963	47,805	2,519	242	104	...	2,134	606
Less than 40 percent	7,531	252	3,716	2,878	444	...	...	...	241	...
40 to 49 percent	9,911	813	6,404	2,351	...	...	...	...	254	89
50 to 59 percent	12,770	56	7,891	3,296	1,044	...	...	...	241	242
60 to 69 percent	22,462	1,210	14,473	6,503	...	...	...	...	242	34
70 to 79 percent	29,535	694	17,780	10,179	143	242	...	...	497	...
80 to 84 percent	15,418	575	6,559	7,801	...	...	...	...	242	241
85 to 89 percent	10,204	484	6,660	3,060	...	...	...	...	...	...
90 to 94 percent	17,671	726	11,175	5,666	...	...	104	...	...	...
95 to 99 percent	9,442	242	5,986	3,085	129	...	...	...	...	...
100 percent or more	13,448	967	8,319	2,986	759	...	...	...	417	...
Median, percent	77	80	77	79	...	...	...	...	...	...
Other properties	58,014	2,273	19,908	32,928	1,172	...	...	797	694	242
Total Outstanding Debt as Percent of Value										
Less than 20 percent	36,247	1,780	17,937	13,950	1,864	...	...	233	242	241
20 to 29 percent	26,701	1,285	11,483	13,617	74	...	...	...	242	...
30 to 39 percent	29,557	1,705	15,787	10,069	79	242	...	...	1,433	242
40 to 49 percent	23,344	1,861	11,519	8,766	834	...	...	...	241	123
50 to 59 percent	32,331	242	18,508	12,844	554	...	104	...	79	...
60 to 69 percent	23,793	...	13,582	9,405	...	...	...	564	242	...
70 to 79 percent	19,449	210	10,429	8,062	157	...	...	...	349	242
80 to 89 percent	9,333	1,209	4,754	3,241	129	...	...	...	...	...
90 to 99 percent	5,042	...	4,662	380	...	...	...	...	...	...
100 percent or more	609	...	210	399	...	...	...	...	...	...
Median, percent	45	36	48	43	...	...	...	...	...	...

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE, PROPERTY, AND OWNER CHARACTERISTICS OF ONE-UNIT HOMEOWNER MORTGAGED PROPERTIES: 1960—Con.

[Number of mortgaged properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (−) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS										
Value										
Less than $5,000	1,597	...	662	694	...	...	...	...	241	...
$5,000 to $7,400	3,517	242	1,178	1,577	...	...	104	...	175	241
$7,500 to $9,900	10,472	1,177	2,951	5,791	...	....	...	...	553	...
$10,000 to $12,400	29,868	801	14,078	13,811	...	242	...	...	694	242
$12,500 to $14,900	35,502	979	17,700	16,423	158	...	...	...	242	...
$15,000 to $17,400	38,774	1,047	22,684	14,178	776	...	...	...	...	89
$17,500 to $19,900	24,938	1,210	14,526	8,967	235	...	...	...	...	...
$20,000 to $24,900	30,809	1,110	15,813	11,515	1,216	...	...	564	315	276
$25,000 to $34,900	21,617	1,054	12,891	6,164	745	...	...	233	530	...
$35,000 or more	9,312	672	6,388	1,613	561	...	...	...	78	...
Median.....dollars..	16,400	17,300	17,000	15,400	...	...	...	...	...	...
Year Built										
1958 and 1959	14,891	11	7,469	6,807	436	...	...	...	79	89
1955 to 1957	30,401	389	18,753	10,460	511	...	...	...	254	34
1950 to 1954	30,594	508	19,018	9,740	1,250	...	...	...	78	...
1940 to 1949	27,621	902	17,916	7,278	558	...	...	...	483	484
1930 to 1939	16,296	558	7,825	7,254	242	...	...	...	417	...
1929 or earlier	86,603	5,924	37,890	39,194	694	242	104	797	1,517	241
New or Previously Occupied										
New	74,413	1,996	43,455	25,563	2,491	...	...	...	543	365
Previously occupied	131,993	6,296	65,416	55,170	1,200	242	104	797	2,285	483
Number of Mortgages on Property										
1 mortgage	197,169	7,325	104,209	77,335	3,481	242	104	797	2,828	848
2 mortgages	8,831	967	4,256	3,398	210	...	...	...	...	...
3 mortgages or more	406	...	406	...	...	...	...	...	...	...
Condition										
Not dilapidated	203,390	8,292	108,129	79,015	3,691	242	...	797	2,376	848
Dilapidated	3,016	...	742	1,718	...	...	104	...	452	...
Property Location										
Inside central city	13,925	210	5,070	7,911	210	...	104	...	420	...
Outside central city	192,481	8,082	103,801	72,822	3,481	242	...	797	2,408	848
Real Estate Tax per $1,000 Value										
Acquired before 1959	184,115	7,542	98,055	70,826	3,255	242	104	797	2,446	848
Less than $5	1,479	...	1,015	464	...	...	...	...	...	...
$5 to $9	2,419	242	1,935	242	...	...	...	...	...	...
$10 to $14	10,045	484	4,609	4,468	...	242	...	...	...	242
$15 to $19	32,910	1,628	18,144	12,026	74	...	...	797	241	...
$20 to $24	57,667	1,382	29,420	25,354	1,433	...	...	...	78	...
$25 to $29	41,920	1,313	24,254	13,823	1,252	...	...	...	913	365
$30 to $39	28,923	800	16,607	10,258	496	...	...	...	762	...
$40 or more	8,752	1,693	2,071	4,191	...	...	104	...	452	241
Median.....dollars..	24	25	24	24	...	...	...	...	...	...
Acquired 1959 and 1960 (part)	22,291	750	10,816	9,907	436	...	...	...	382	...
OWNER CHARACTERISTICS										
Annual Housing Costs as Percent of Income										
Acquired before 1959	184,115	7,542	98,055	70,826	3,255	242	104	797	2,446	848
Less than 5 percent	694	...	484	...	...	...	...	...	210	...
5 to 9 percent	5,920	800	2,260	2,408	452	...	...	...	...	...
10 to 14 percent	29,480	1,705	15,333	11,226	645	...	...	...	482	89
15 to 19 percent	48,379	1,219	26,236	17,367	1,355	242	...	564	671	725
20 to 24 percent	44,235	828	23,561	19,133	359	...	...	...	320	34
25 to 29 percent	23,845	1,451	13,458	8,574	129	...	...	233	...	...
30 to 34 percent	12,216	496	8,163	3,479	78	...	...	...	...	...
35 to 39 percent	5,866	559	3,115	1,698	79	...	104	...	311	...
40 percent or more	13,480	484	5,445	6,941	158	...	...	...	452	...
Median.....percent..	21	20	21	21	...	...	...	...	...	...
Acquired 1959 and 1960 (part)	22,291	750	10,816	9,907	436	...	...	...	382	...

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Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
OWNER CHARACTERISTICS—Con.										
Income[1]										
Less than $2,000	5,315	242	995	3,868	...	...	...	...	210	...
$2,000 to $2,999	3,058	317	2,015	484	...	...	...	...	242	...
$3,000 to $3,999	9,998	484	5,341	3,516	...	...	104	...	553	...
$4,000 to $4,999	14,013	...	6,395	6,931	29	...	...	...	658	...
$5,000 to $5,999	25,697	968	13,409	10,763	236	242	...	...	79	...
$6,000 to $6,999	28,691	794	13,517	14,010	129	...	...	...	...	241
$7,000 to $7,999	25,905	1,300	17,176	6,071	883	...	...	233	242	...
$8,000 to $8,999	20,464	725	10,562	9,143	...	...	...	...	...	34
$9,000 to $9,999	15,844	694	6,788	7,497	39	...	...	...	495	331
$10,000 to $11,999	24,530	495	13,458	9,047	1,288	...	...	...	...	242
$12,000 to $14,999	15,249	317	8,363	5,774	153	...	...	564	78	...
$15,000 or more	17,642	1,956	10,852	3,629	934	...	...	...	271	...
Median.....dollars..	7,600	8,100	7,700	7,100	...	...	...	...	...	...
Age of Head										
Under 25 years	1,349	...	542	807	...	...	...	...	...	...
25 to 34 years	46,484	804	26,974	18,119	311	...	...	...	242	34
35 to 44 years	61,388	1,535	36,398	22,016	649	...	...	...	459	331
45 to 64 years	79,529	5,140	34,985	33,614	2,489	242	104	797	1,675	483
65 years and over	17,656	813	9,972	6,177	242	...	...	...	452	...
Median	44	52	42	45	...	...	...	...	...	...
Household Composition by Age of Head										
Male head, wife present, no nonrelatives	184,470	7,007	98,511	71,067	3,691	242	...	797	2,307	848
Under 45 years	104,042	2,339	61,758	37,919	960	...	...	...	701	365
With own children under 18	95,747	2,098	56,812	35,144	627	...	...	...	701	365
No own children under 18	8,295	241	4,946	2,775	333	...	...	...	...	...
45 to 64 years	68,612	4,172	29,758	29,275	2,489	242	...	797	1,396	483
With own children under 18	36,618	3,181	15,986	14,763	1,166	...	...	797	484	241
No own children under 18	31,994	991	13,772	14,512	1,323	242	...	...	912	242
65 years and over	11,816	496	6,995	3,873	242	...	...	...	210	...
Other households with 2 or more persons	18,217	801	8,849	7,942	...	...	104	...	521	...
Under 65 years	14,580	726	6,808	6,663	...	...	104	...	279	...
65 years and over	3,637	75	2,041	1,279	...	...	...	...	242	...
Households with 1 person	3,719	484	1,511	1,724	...	...	...	...	...	...
Under 65 years	1,516	242	575	699	...	...	...	...	...	...
65 years and over	2,203	242	936	1,025	...	...	...	...	...	...
Color of Head										
White	205,399	8,292	108,871	80,071	3,691	242	...	797	2,587	848
Nonwhite	1,007	...	...	662	...	...	104	...	241	...
Purchase Price-Income Ratio										
Acquired by purchase, 1957 to 1960 (part)	59,601	761	32,665	24,251	819	242	104	...	670	89
Less than 1.0	2,647	...	1,177	1,199	...	...	...	...	271	...
1.0 to 1.4	8,121	210	3,221	4,027	75	242	104	...	242	...
1.5 to 1.9	18,607	242	9,638	8,559	79	...	...	...	...	89
2.0 to 2.4	15,963	11	9,403	5,914	557	...	...	...	78	...
2.5 to 2.9	8,132	242	5,662	2,149	79	...	...	...	...	...
3.0 to 3.4	2,662	56	1,877	729	...	...	...	...	...	...
3.5 to 3.9	1,019	...	372	568	...	...	...	...	79	...
4.0 or more	2,450	...	1,315	1,106	29	...	...	...	...	...
Median.....ratio..	2.0	...	2.1	1.9	...	...	...	...	...	...
Other properties	146,805	7,531	76,206	56,482	2,872	...	...	797	2,158	759
Interest and Principal Payments on First Mortgage as Percent of Income										
Regular payments of interest and/or principal	206,164	8,292	108,871	80,733	3,691	242	104	797	2,586	848
Less than 5 percent	29,585	1,600	13,687	12,137	1,138	...	...	...	934	89
5 to 9 percent	88,722	4,434	46,012	33,462	1,963	242	104	564	1,216	725
10 to 14 percent	63,403	1,706	35,762	25,056	324	...	...	233	288	34
15 to 19 percent	16,882	310	10,787	5,479	158	...	...	...	148	...
20 to 24 percent	2,649	242	1,021	1,386	...	...	...	...	...	...
25 to 29 percent	922	...	254	560	108	...	...	...	...	...
30 to 34 percent	254	...	...	254	...	...	...	...	...	...
35 to 39 percent	247	...	...	247	...	...	...	...	...	...
40 percent or more	3,500	...	1,348	2,152	...	...	...	...	...	...
Median.....percent..	9	8	9	9	...	...	...	...	...	...
No regular payments required	242	...	...	...	...	...	...	...	242	...
Veteran Status										
Korean War service	19,948	242	11,726	7,951	29	...	...	...	...	...
Korean War service only	11,766	...	6,898	4,868	...	...	...	...	...	...
Korean War and other service	8,182	242	4,828	3,083	29	...	...	...	...	...
Other service	100,532	3,903	59,231	34,695	1,437	242	...	...	782	242
With World War II service	81,231	2,452	50,052	26,345	1,116	242	...	...	782	242
No World War II service	19,301	1,451	9,179	8,350	321	...	...	...	...	...
Nonveteran	85,926	4,147	37,914	38,087	2,225	...	104	797	2,046	606

[1] Income of owner and relatives living with him.