

Chapter 4

PROPERTIES WITH
50 DWELLING UNITS OR MORE

Table	Page
1.--Mortgage status--Property characteristics of rental and vacant properties: 1960.....	51
2.--Government insurance status--Mortgage and property characteristics of rental and vacant prop- erties: 1960.....	52
3.--First mortgage debt by government insurance status--Mortgage and property characteristics of rental and vacant properties: 1960.....	58
4.--Total mortgage debt by government insurance status--Mortgage and property characteristics of rental and vacant properties: 1960.....	60
5.--Holder of first mortgage--Mortgage and property characteristics of rental and vacant prop- erties: 1960.....	61

Table 1.—MORTGAGE STATUS—PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	Nonmort-gaged properties	Mortgaged properties	Subject	Total properties	Nonmort-gaged properties	Mortgaged properties
Total properties.....	15,136	1,513	13,623	ACQUISITION CHARACTERISTICS--Con.			
PROPERTY CHARACTERISTICS				Manner of Acquisition			
Number of Dwelling Units on Property				By purchase or construction.....	14,200	1,082	13,118
50 to 74.....	7,809	969	6,840	Made new mortgage.....	8,511	493	8,018
75 to 99.....	2,340	154	2,186	Assumed mortgage from former owner.....	4,078	214	3,863
100 to 149.....	2,168	244	1,924	Assumed mortgage from former owner, made new mortgage.....	1,194	13	1,181
150 to 199.....	760	37	723	Borrowed, other than mortgage.....	201	177	24
200 to 299.....	692	62	630	All cash.....	216	185	31
300 to 499.....	1,186	17	1,168	Not by purchase.....	936	432	505
500 to 999.....	160	20	140	Gift or inheritance.....	755	286	468
1,000 or more.....	22	9	13	Other.....	182	145	37
Property Location				Type of Owner			
Inside SMSA's.....	14,741	1,442	13,299	Individual.....	3,204	602	2,602
Outside SMSA's.....	394	71	323	Partnership.....	2,179	86	2,094
Value per Dwelling Unit				Financial institution.....			
Less than \$5,000.....	5,626	746	4,880	Cooperative organization.....	1,558	303	1,254
\$5,000 to \$7,400.....	4,066	315	3,751	Real estate corporation.....	7,343	300	7,043
\$7,500 to \$9,900.....	2,661	96	2,565	Other.....	718	190	528
\$10,000 to \$12,400.....	1,354	43	1,312	RENTAL RECEIPTS AND EXPENSES			
\$12,500 to \$14,900.....	825	251	574	Rental Receipts as Percent of Value ¹			
\$15,000 to \$17,400.....	216	20	196	Acquired before 1959.....	13,800	1,462	12,338
\$17,500 to \$19,900.....	121	6	115	Less than 5 percent.....	160	66	94
\$20,000 to \$24,900.....	94	3	91	5 to 9 percent.....	2,463	498	1,965
\$25,000 to \$34,900.....	102	9	93	10 to 14 percent.....	5,699	245	5,455
\$35,000 or more.....	71	23	47	15 to 19 percent.....	3,408	200	3,208
Median.....dollars..	6,200	5,100	6,300	20 to 24 percent.....	1,206	122	1,084
Year Built				25 to 29 percent.....	409	39	371
1958 and 1959.....	799	41	758	30 to 39 percent.....	165	78	118
1955 to 1957.....	756	42	714	40 percent or more.....	289	245	45
1950 to 1954.....	2,382	97	2,286	Median.....percent..	14	13	14
1940 to 1949.....	2,437	122	2,315	Acquired 1959 and 1960 (part).....	1,336	52	1,284
1930 to 1939.....	1,769	81	1,688	Owner Expenses as a Percent of Gross Rental Receipts			
1929 or earlier.....	6,993	1,131	5,862	Acquired before 1959.....	13,800	1,462	12,338
Purchase Price as Percent of Value				Less than 20 percent.....	484	471	13
Acquired by purchase.....	14,200	1,082	13,118	20 to 29 percent.....	671	541	130
Purchased 1957 to 1960 (part).....	2,816	78	2,737	30 to 39 percent.....	728	191	537
Less than 80 percent.....	302	24	278	40 to 49 percent.....	2,642	164	2,478
80 to 89 percent.....	352	6	346	50 to 59 percent.....	3,582	19	3,562
90 to 94 percent.....	391	6	385	60 to 69 percent.....	2,507	15	2,492
95 to 99 percent.....	310	...	310	70 to 79 percent.....	1,958	41	1,917
100 percent or more.....	1,460	42	1,418	80 to 89 percent.....	508	9	498
Median.....percent..	100+	100+	100+	90 to 99 percent.....	292	1	291
Purchase 1950 to 1956.....	5,330	106	5,224	100 percent or more.....	430	10	420
Less than 60 percent.....	391	25	367	Median.....percent..	57	25	58
60 to 79 percent.....	1,306	16	1,290	Acquired 1959 and 1960 (part).....	1,336	52	1,284
80 to 89 percent.....	954	7	947	Real Estate Tax per Dwelling Unit			
90 to 99 percent.....	1,320	42	1,278	Acquired before 1959.....	13,800	1,462	12,338
100 percent or more.....	1,359	17	1,342	Less than \$50.....	1,314	192	1,122
Median.....percent..	90	91	90	\$50 to \$99.....	2,857	545	2,312
Purchased 1949 or earlier.....	6,054	898	5,156	\$100 to \$149.....	2,827	406	2,420
Less than 40 percent.....	575	445	129	\$150 to \$199.....	2,558	158	2,399
40 to 59 percent.....	1,156	129	1,027	\$200 to \$249.....	1,645	91	1,554
60 to 79 percent.....	2,039	144	1,895	\$250 to \$299.....	1,061	21	1,040
80 to 99 percent.....	1,492	114	1,378	\$300 to \$499.....	1,262	35	1,227
100 percent or more.....	792	65	726	\$500 or more.....	277	14	264
Median.....percent..	73	41	75	Median.....dollars..	148	99	157
Not acquired by purchase.....	936	432	505	Acquired 1959 and 1960 (part).....	1,336	52	1,284
ACQUISITION CHARACTERISTICS				Real Estate Tax per \$1,000 Value			
Year Property Acquired				Acquired before 1959.....	13,800	1,462	12,338
New.....	5,280	548	4,732	Less than \$5.....	160	17	142
1959 and 1960 (part).....	355	12	343	\$5 to \$9.....	1,046	324	721
1957 and 1958.....	409	69	340	\$10 to \$14.....	2,560	172	2,389
1955 and 1956.....	320	2	318	\$15 to \$19.....	1,298	146	1,152
1950 to 1954.....	1,843	17	1,826	\$20 to \$24.....	1,138	118	1,019
1945 to 1949.....	736	18	718	\$25 to \$29.....	1,752	124	1,627
1940 to 1944.....	487	67	420	\$30 to \$39.....	3,688	212	3,476
1939 or earlier.....	1,132	363	769	\$40 or more.....	2,159	248	1,812
Previously occupied.....	9,856	966	8,890	Median.....dollars..	27	23	27
1959 and 1960 (part).....	982	40	941	Acquired 1959 and 1960 (part).....	1,336	52	1,284
1957 and 1958.....	1,175	48	1,128				
1955 and 1956.....	1,314	50	1,264				
1950 to 1954.....	1,976	86	1,890				
1945 to 1949.....	1,209	100	1,109				
1940 to 1944.....	1,478	423	1,055				
1939 or earlier.....	1,721	219	1,502				

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

Residential Finance—Rental and Vacant Properties

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Total properties.....	13,623	11,411	2,211	2,347	2,309	38	11,276	9,102	2,173
MORTGAGE CHARACTERISTICS									
First Mortgage Loan									
Less than \$100,000.....	1,763	1,361	402	1	1	...	1,762	1,360	402
\$100,000 to \$149,999.....	2,024	1,483	542	...	...	...	2,024	1,483	542
\$150,000 to \$199,999.....	1,433	1,118	315	5	5	...	1,428	1,113	315
\$200,000 to \$299,999.....	1,867	1,531	337	13	13	...	1,854	1,517	337
\$300,000 to \$499,999.....	1,932	1,705	247	353	342	11	1,600	1,363	236
\$500,000 to \$699,999.....	1,027	905	122	400	400	...	627	505	122
\$700,000 to \$999,999.....	1,698	1,601	97	440	436	4	1,258	1,165	93
\$1,000,000 to \$1,499,999.....	812	795	58	450	444	7	362	311	51
\$1,500,000 to \$1,999,999.....	376	341	35	243	241	2	133	101	32
\$2,000,000 to \$2,499,999.....	233	208	24	149	144	5	83	64	19
\$2,500,000 or more.....	436	403	33	291	283	9	145	120	24
Median.....dollars..	285,200	324,900	175,600	973,800	970,800	1,285,700	222,900	239,200	172,600
First Mortgage Outstanding Debt									
Less than \$100,000.....	2,941	2,426	515	9	9	...	2,932	2,417	515
\$100,000 to \$149,999.....	1,913	1,355	559	9	9	...	1,905	1,346	559
\$150,000 to \$199,999.....	1,370	1,077	292	14	14	...	1,356	1,064	292
\$200,000 to \$299,999.....	1,490	1,159	330	63	58	5	1,426	1,101	325
\$300,000 to \$499,999.....	1,861	1,669	192	445	440	6	1,416	1,230	186
\$500,000 to \$699,999.....	1,626	1,519	106	434	432	2	1,192	1,087	104
\$700,000 to \$999,999.....	891	806	85	402	400	2	489	406	82
\$1,000,000 to \$1,499,999.....	667	605	62	397	389	8	271	216	54
\$1,500,000 to \$1,999,999.....	345	321	24	236	234	2	109	88	21
\$2,000,000 to \$2,499,999.....	191	170	20	120	115	4	71	55	16
\$2,500,000 or more.....	329	302	27	219	210	9	110	92	18
Median.....dollars..	239,400	273,100	155,400	848,900	844,400	1,250,000	179,500	187,000	152,100
Total Outstanding Debt as Percent of Value									
Less than 20 percent.....	1,091	1,066	24	11	11	...	1,079	1,055	24
20 to 29 percent.....	1,099	1,033	66	17	17	...	1,082	1,016	66
30 to 39 percent.....	1,500	1,184	316	28	28	...	1,472	1,137	316
40 to 49 percent.....	2,173	1,984	189	79	79	...	2,094	1,904	189
50 to 59 percent.....	2,650	2,290	361	244	244	...	2,407	2,046	361
60 to 69 percent.....	1,979	1,777	601	545	543	2	1,433	834	599
70 to 79 percent.....	1,690	1,294	395	711	705	7	979	590	389
80 to 89 percent.....	982	801	181	475	458	18	506	343	163
90 to 99 percent.....	354	304	50	193	186	8	161	119	42
100 percent or more.....	106	78	28	43	39	4	63	39	24
Median.....percent..	54	52	62	74	73	86	50	47	62
Term of First Mortgage									
Indefinite.....	158	150	8	...	...	...	158	150	8
On demand.....	101	91	10	...	...	...	101	91	10
Less than 8 years.....	761	601	160	...	...	...	761	601	160
8 to 12 years.....	5,804	4,548	1,256	10	10	...	5,794	4,537	1,256
13 to 17 years.....	2,221	1,760	460	2	2	...	2,219	1,758	460
18 to 22 years.....	1,623	1,433	190	3	3	...	1,620	1,430	190
23 to 27 years.....	238	197	41	56	51	5	182	147	35
28 to 32 years.....	482	454	28	369	363	7	119	92	21
33 to 37 years.....	1,592	1,568	24	1,432	1,414	18	161	154	7
38 years or more.....	643	608	35	475	466	9	168	142	26
Median.....years..	13	14	12	36	36	35	12	12	12
Interest Rate of First Mortgage									
Less than 4.0 percent.....	598	542	57	60	60	...	538	481	57
4.0 percent.....	3,601	3,258	343	1,914	1,877	37	1,687	1,381	305
4.1 to 4.4 percent.....	590	500	90	182	181	1	408	319	89
4.5 percent.....	2,282	1,850	432	171	171	...	2,111	1,679	432
4.6 to 4.9 percent.....	748	660	88	4	4	...	744	656	88
5.0 percent.....	2,708	2,152	556	10	10	...	2,697	2,142	556
5.1 to 5.4 percent.....	396	324	72	3	3	...	393	321	72
5.5 percent.....	1,003	775	229	...	...	...	1,003	775	229
5.6 to 5.9 percent.....	242	196	46	2	2	...	240	194	46
6.0 percent.....	1,229	969	260	...	...	...	1,229	969	260
6.1 to 6.9 percent.....	201	180	21	...	...	...	201	180	21
7.0 percent.....	21	2	19	...	...	...	21	2	19
7.1 to 7.9 percent.....	1	1	...	...	...	...	1	1	...
8.0 percent or more.....	2	2	...	...	...	...	2	2	...
Median.....percent..	4.6	4.6	5.0	4.1	4.1	4.1	5.0	5.0	5.0
Origin of First Mortgage									
Made when property acquired.....	5,902	5,414	488	1,922	1,915	7	3,980	3,500	481
Assumed when property acquired.....	1,918	895	1,024	361	330	31	1,597	564	993
Made after property acquired.....	5,802	5,102	700	64	64	...	5,738	5,038	700

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Year First Mortgage Made or Assumed									
1959 and 1960 (part).....	2,485	1,745	740	154	133	21	2,332	1,613	719
1958.....	1,651	1,241	410	128	123	4	1,523	1,118	405
1957.....	999	789	210	96	96	...	903	693	210
1955 and 1956.....	2,466	2,094	372	130	129	1	2,336	1,965	371
1950 to 1954.....	4,507	4,098	409	1,304	1,293	12	3,203	2,806	397
1945 to 1949.....	1,201	1,155	46	502	502	...	699	653	46
1940 to 1944.....	181	170	11	30	30	...	151	140	11
1939 or earlier.....	133	119	14	4	4	...	129	115	14
Method of Payment of First Mortgage									
Regular payments required.....	13,615	11,404	2,211	2,347	2,309	38	11,269	9,095	2,173
Interest and principal.....	13,102	10,976	2,127	2,347	2,309	38	10,755	8,667	2,088
Interest only.....	513	428	85	...	...	...	513	428	85
Principal only.....	...	...	...	...	...	...	...	...	...
No regular payments required.....	7	7	...	...	...	...	7	7	...
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit									
Regular payments of interest and/or principal.....	13,615	11,404	2,211	2,347	2,309	38	11,269	9,095	2,173
Less than \$30.....	9,319	7,508	1,611	351	344	7	8,967	7,164	1,803
\$30 to \$39.....	2,251	2,099	151	1,376	1,355	21	875	744	131
\$40 to \$49.....	984	873	111	456	447	10	528	427	101
\$50 to \$59.....	383	336	46	90	90	...	293	247	46
\$60 to \$69.....	411	374	37	57	57	...	354	317	37
\$70 to \$79.....	88	72	16	10	10	...	78	62	16
\$80 to \$89.....	75	66	9	4	4	...	71	62	9
\$90 to \$99.....	35	26	9	2	2	...	32	24	9
\$100 to \$119.....	36	31	4	...	...	...	36	31	4
\$120 to \$149.....	28	13	15	...	...	...	28	13	15
\$150 or more.....	8	7	1	1	1	...	7	6	1
Median.....dollars..	30-	30-	30-	36	36	36	30-	30-	30-
No regular payments required.....	7	7	...	...	...	...	7	7	...
Items Included in First Mortgage Payment									
Regular payments of both interest and principal.....	13,102	10,976	2,127	2,347	2,309	38	10,755	8,667	2,088
Real estate taxes and insurance.....	2,684	2,612	72	2,225	2,187	38	459	425	34
With no other items.....	263	230	33	...	...	...	263	230	33
With other items.....	2,421	2,382	39	2,225	2,187	38	196	195	1
Real estate taxes only.....	784	609	175	...	...	...	784	609	175
Insurance only.....	13	13	...	...	...	...	13	13	...
Other combinations or no other items.....	9,621	7,742	1,879	121	121	...	9,499	7,620	1,879
No regular payments of interest and principal.....	521	436	85	...	...	...	521	436	85
Current Status of First Mortgage Payments									
Current or ahead of schedule.....	13,484	11,284	2,200	2,300	2,262	38	11,184	9,023	2,162
Delinquent.....	131	120	12	47	47	...	84	73	12
No regular payments required.....	7	7	...	...	...	...	7	7	...
Servicing of First Mortgage									
By holder.....	10,889	9,071	1,819	1,332	1,300	32	9,557	7,770	1,787
By agent.....	2,733	2,341	393	1,015	1,008	6	1,719	1,322	386
Holder of First Mortgage									
Commercial bank or trust company, own account.....	790	764	26	181	181	...	610	583	26
Commercial bank or trust company, trust account.....	126	110	16	31	31	...	95	79	16
Mutual savings bank.....	6,028	4,908	1,120	1,078	1,057	21	4,950	3,851	1,099
Savings and loan association.....	428	338	90	17	17	...	412	321	90
Life insurance company.....	3,551	2,886	665	665	653	12	2,886	2,233	653
Mortgage company.....	68	61	7	40	40	...	27	21	7
Real estate or construction company.....	221	29	192	1	1	...	220	28	192
Federal or State agency.....	1,159	1,152	7	101	100	1	1,059	1,052	6
Retirement system, welfare fund, etc.....	232	221	11	191	187	4	41	34	7
Other nonprofit organization.....	35	30	5	2	2	...	33	28	5
Individual or individual's estate.....	854	793	61	...	...	...	854	793	61
Other.....	131	120	11	41	41	...	90	79	11
Location of First Mortgage Holder									
Property inside SMSA.....	13,299	11,105	2,194	2,199	2,161	38	11,100	8,944	2,156
Holder in—									
Same division.....	10,191	8,390	1,801	1,270	1,238	32	8,922	7,153	1,769
Different division.....	2,984	2,633	351	916	911	5	2,068	1,722	346
Holder outside United States.....	124	82	42	14	13	...	110	69	41
Property outside SMSA.....	323	306	17	147	147	...	176	159	17
Holder in—									
Same division.....	256	239	17	114	114	...	142	125	17
Different division.....	60	60	...	33	33	...	27	27	...
Holder outside United States.....	7	7	...	...	...	...	7	7	...

Residential Finance—Rental and Vacant Properties

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS									
Property Location									
Inside SMSA's.....	13,299	11,105	2,194	2,199	2,161	38	11,100	8,944	2,156
Outside SMSA's.....	323	306	17	147	147	...	176	159	17
Value									
Less than \$250,000.....	2,252	1,849	403	9	5	4	2,243	1,844	399
\$250,000 to \$499,900.....	4,185	3,251	934	147	146	1	4,038	3,105	933
\$500,000 to \$749,900.....	2,343	1,953	391	454	449	5	1,889	1,504	385
\$750,000 to \$999,900.....	1,091	957	134	328	326	2	763	632	132
\$1,000,000 to \$1,499,900.....	1,920	1,778	142	465	462	3	1,455	1,316	139
\$1,500,000 to \$1,999,900.....	621	564	57	309	304	6	311	260	52
\$2,000,000 to \$2,499,900.....	377	333	44	191	189	2	186	144	42
\$2,500,000 to \$4,999,900.....	643	569	74	358	350	8	285	219	66
\$5,000,000 or more.....	191	158	33	86	79	7	106	79	27
Median.....dollars..	540,000	577,600	438,000	1,253,200	1,247,300	1,750,000	460,200	468,000	434,200
Year Built									
1958 and 1959.....	758	513	246	135	133	1	624	379	244
1955 to 1957.....	714	611	103	121	121	...	593	490	103
1950 to 1954.....	2,286	2,199	87	1,396	1,376	20	890	822	68
1940 to 1949.....	2,315	2,149	166	686	668	17	1,629	1,481	149
1930 to 1939.....	1,688	1,378	311	7	7	...	1,681	1,371	311
1929 or earlier.....	5,862	4,563	1,299	2	2	...	5,860	4,561	1,299
Purchase Price as Percent of Value									
Acquired by purchase.....	13,118	10,913	2,205	2,346	2,308	38	10,772	8,605	2,167
Purchased 1957 to 1960 (part).....	2,737	1,686	1,052	372	347	25	2,365	1,339	1,026
Less than 80 percent.....	278	197	81	17	17	...	261	180	81
80 to 89 percent.....	346	225	121	43	43	...	303	182	121
90 to 94 percent.....	385	246	139	44	44	...	341	202	139
95 to 99 percent.....	310	170	141	75	75	...	235	95	141
100 percent or more.....	1,418	847	571	193	167	25	1,226	680	545
Median.....percent..	100+	100+	100+	100+	100+	100+	100+	100+	100+
Purchased 1950 to 1956.....	5,224	4,468	757	1,425	1,412	13	3,799	3,055	744
Less than 60 percent.....	367	201	165	19	19	...	348	182	165
60 to 79 percent.....	1,290	1,161	129	291	291	...	1,000	870	129
80 to 89 percent.....	947	771	176	311	308	3	636	463	173
90 to 99 percent.....	1,278	1,092	186	453	449	4	825	643	182
100 percent or more.....	1,342	1,243	100	351	346	5	991	897	94
Median.....percent..	90	91	85	92	92	97	89	90	84
Purchased 1949 or earlier.....	5,156	4,760	397	549	549	...	4,608	4,211	397
Less than 40 percent.....	129	124	5	4	4	...	126	120	5
40 to 59 percent.....	1,027	881	146	10	10	...	1,018	871	146
60 to 79 percent.....	1,895	1,780	115	82	82	...	1,813	1,698	115
80 to 99 percent.....	1,378	1,306	72	246	246	...	1,133	1,061	72
100 percent or more.....	726	668	58	207	207	...	519	461	58
Median.....percent..	75	75	68	95	95	...	73	73	68
Not acquired by purchase.....	505	498	7	1	1	...	504	497	7
Number of Mortgages on Property									
1 mortgage.....	11,411	11,411	...	2,309	2,309	...	9,102	9,102	...
2 mortgages.....	1,992	...	1,992	37	...	37	1,955	...	1,955
3 mortgages or more.....	219	...	219	1	...	1	218	...	218
ACQUISITION CHARACTERISTICS									
Year Property Acquired									
New.....	4,732	4,538	194	1,942	1,935	7	2,791	2,603	188
1959 and 1960 (part).....	343	316	27	76	76	...	266	239	27
1957 and 1958.....	340	304	36	99	99	...	241	205	36
1955 and 1956.....	318	279	39	83	83	...	235	196	39
1950 to 1954.....	1,826	1,811	15	1,164	1,157	7	662	654	8
1945 to 1949.....	718	709	9	484	484	...	234	225	9
1940 to 1944.....	420	411	9	34	34	...	386	377	9
1939 or earlier.....	769	709	59	2	2	...	766	707	59
Previously occupied.....	8,890	6,873	2,017	405	374	32	8,485	6,499	1,986
1959 and 1960 (part).....	941	306	637	75	54	21	867	251	616
1957 and 1958.....	1,128	776	352	123	118	4	1,006	657	348
1955 and 1956.....	1,264	1,011	253	43	42	1	1,222	969	252
1950 to 1954.....	1,890	1,441	449	136	131	5	1,754	1,310	444
1945 to 1949.....	1,109	1,023	86	24	24	...	1,085	999	86
1940 to 1944.....	1,055	904	152	4	4	...	1,052	900	152
1939 or earlier.....	1,502	1,414	89	1	1	...	1,501	1,412	89

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
ACQUISITION CHARACTERISTICS--Con.									
Manner of Acquisition									
By purchase or construction.....	13,118	10,913	2,205	2,346	2,308	38	10,772	8,605	2,167
Made new mortgage.....	8,018	7,458	560	1,981	1,974	7	6,037	5,485	552
Assumed mortgage from former owner.....	3,863	3,208	656	333	333	...	3,531	2,875	656
Assumed mortgage from former owner, made new mortgage.....	1,181	196	985	32	1	31	1,150	195	955
Borrowed, other than mortgage.....	24	20	4	...	...	...	24	20	4
All cash.....	31	31	...	...	...	...	31	31	...
Not by purchase.....	505	498	7	1	1	...	504	497	7
Gift or inheritance.....	468	468	...	...	...	...	468	468	...
Other.....	37	30	7	1	1	...	35	29	7
Type of Owner									
Individual.....	2,602	2,184	418	71	70	1	2,531	2,114	417
Partnership.....	2,094	1,639	435	33	29	4	2,061	1,630	431
Financial institution.....	102	95	7	2	2	...	100	93	7
Cooperative organization.....	1,254	1,193	61	201	199	1	1,054	994	60
Real estate corporation.....	7,043	5,802	1,240	1,865	1,834	31	5,178	3,969	1,210
Other.....	528	478	50	176	175	1	352	303	49
Purchase Price per Dwelling Unit									
Acquired by purchase, 1957 to 1960 (part).....	2,737	1,686	1,052	372	347	25	2,365	1,339	1,026
Less than \$5,000.....	889	406	483	9	8	1	879	398	482
\$5,000 to \$7,400.....	624	339	285	14	14	...	610	326	285
\$7,500 to \$9,900.....	633	487	147	156	133	23	478	354	124
\$10,000 to \$12,400.....	279	221	58	99	98	1	180	123	57
\$12,500 to \$14,900.....	174	139	35	72	72	...	102	68	35
\$15,000 to \$17,400.....	54	50	4	16	16	...	38	34	4
\$17,500 to \$19,900.....	29	18	11	3	3	...	26	15	11
\$20,000 to \$24,900.....	23	11	13	1	1	...	22	10	13
\$25,000 to \$34,900.....	14	6	9	2	2	...	12	3	9
\$35,000 or more.....	18	10	9	...	...	...	18	10	9
Median.....dollars..	6,900	8,000	5,400	10,200	10,500	8,800	6,200	7,100	5,300
Other properties.....	10,885	9,725	1,160	1,975	1,962	13	8,910	7,763	1,147
First Mortgage Loan as Percent of Purchase Price									
Acquired by purchase with first mortgage made or assumed at time of purchase.....	7,818	6,307	1,511	2,283	2,245	38	5,535	4,062	1,473
Less than 40 percent.....	541	129	412	6	6	...	535	123	412
40 to 49 percent.....	456	140	316	6	6	...	450	134	316
50 to 59 percent.....	1,053	701	352	25	24	1	1,028	677	351
60 to 69 percent.....	1,016	800	216	45	45	...	971	755	216
70 to 79 percent.....	673	553	120	154	147	8	518	406	112
80 to 84 percent.....	1,058	1,017	41	215	195	21	843	822	21
85 to 89 percent.....	938	912	26	361	355	6	578	557	21
90 to 94 percent.....	742	725	16	510	506	3	232	219	13
95 to 99 percent.....	630	623	6	495	495	...	135	128	6
100 percent or more.....	713	707	6	466	466	...	247	241	6
Median.....percent..	81	84	51	93	93	82	68	78	50
Other properties.....	5,804	5,104	700	64	64	...	5,741	5,041	700
All Mortgage Loans as Percent of Purchase Price									
Acquired by purchase with first mortgage made or assumed at time of purchase.....	7,818	6,307	1,511	2,283	2,245	38	5,535	4,062	1,473
Less than 40 percent.....	131	129	2	6	6	...	125	123	2
40 to 49 percent.....	157	140	17	6	6	...	151	134	17
50 to 59 percent.....	747	701	46	24	24	...	723	677	46
60 to 69 percent.....	943	800	144	45	45	...	898	755	144
70 to 79 percent.....	1,151	553	598	147	147	...	1,004	406	598
80 to 84 percent.....	1,298	1,017	281	200	195	6	1,098	822	276
85 to 89 percent.....	1,077	912	165	365	355	10	712	557	155
90 to 94 percent.....	843	725	118	524	506	18	319	219	100
95 to 99 percent.....	692	623	69	498	495	3	194	128	65
100 percent or more.....	779	707	73	468	466	2	312	241	71
Median.....percent..	83	84	79	93	93	91	79	78	79
Other properties.....	5,804	5,104	700	64	64	...	5,741	5,041	700

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
RENTAL RECEIPTS AND EXPENSES									
Monthly Rental Receipts per Dwelling Unit ¹									
Acquired before 1959.....	12,338	10,790	1,548	2,195	2,178	17	10,143	8,612	1,531
Less than \$30.....	233	226	8	6	6	...	228	220	8
\$30 to \$49.....	1,912	1,723	189	95	94	1	1,817	1,629	188
\$50 to \$59.....	2,692	2,349	343	158	158	...	2,534	2,191	343
\$60 to \$69.....	1,813	1,462	351	245	241	4	1,568	1,221	347
\$70 to \$79.....	1,530	1,391	139	385	383	2	1,145	1,008	137
\$80 to \$89.....	1,952	1,749	202	786	782	3	1,166	967	199
\$90 to \$99.....	1,010	910	100	419	414	4	591	495	96
\$100 to \$119.....	607	507	100	86	84	2	521	423	98
\$120 to \$149.....	475	475	116	16	16	...	575	459	116
\$150 or more.....	67	68	67	85	85	90	63	62	67
Median.....dollars..									
Acquired 1959 and 1960 (part).....	1,284	621	663	151	131	21	1,133	490	643
Rental Receipts as Percent of Value ¹									
Acquired before 1959.....	12,338	10,790	1,548	2,195	2,178	17	10,143	8,612	1,531
Less than 5 percent.....	94	92	1	19	19	...	74	73	1
5 to 9 percent.....	1,965	1,745	220	669	666	3	1,296	1,079	217
10 to 14 percent.....	5,455	4,724	730	1,390	1,382	9	4,064	3,343	722
15 to 19 percent.....	3,208	2,758	450	101	101	...	3,107	2,656	450
20 to 24 percent.....	1,084	978	107	7	7	4	1,078	976	102
25 to 29 percent.....	371	351	20	3	2	1	368	349	19
30 to 39 percent.....	118	99	19	2	2	...	116	97	19
40 percent or more.....	45	44	1	3	3	...	42	41	1
Median.....percent..	14	14	14	11	11	13	15	15	14
Acquired 1959 and 1960 (part).....	1,284	621	663	151	131	21	1,133	490	643
Owner Expenses as a Percent of Gross Rental Receipts									
Acquired before 1959.....	12,338	10,790	1,548	2,195	2,178	17	10,143	8,612	1,531
Less than 20 percent.....	13	11	2	1	1	...	12	10	2
20 to 29 percent.....	130	118	12	1	1	...	129	117	12
30 to 39 percent.....	597	491	47	1	1	...	536	490	47
40 to 49 percent.....	2,478	2,388	91	20	20	...	2,459	2,368	91
50 to 59 percent.....	3,562	3,022	540	103	102	3	3,457	2,920	537
60 to 69 percent.....	2,492	2,015	477	580	574	5	1,912	1,441	472
70 to 79 percent.....	1,917	1,684	233	972	967	6	945	718	227
80 to 89 percent.....	498	437	61	338	337	1	160	100	60
90 to 99 percent.....	291	251	39	117	117	1	173	134	38
100 percent or more.....	420	374	46	60	59	1	360	315	45
Median.....percent..	58	58	62	74	74	71	56	55	62
Acquired 1959 and 1960 (part).....	1,284	621	663	151	131	21	1,133	490	643
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts ¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	12,333	10,785	1,548	2,195	2,178	17	10,138	8,607	1,531
Less than 20 percent.....	2,779	2,394	385	6	6	...	2,774	2,389	385
20 to 29 percent.....	3,392	2,710	682	39	38	1	3,353	2,671	682
30 to 39 percent.....	3,153	2,784	369	626	618	8	2,527	2,166	361
40 to 49 percent.....	1,584	1,513	71	1,099	1,092	8	484	421	63
50 to 59 percent.....	866	843	23	327	326	1	539	517	22
60 to 69 percent.....	212	211	1	53	53	...	159	158	1
70 to 79 percent.....	75	68	8	30	30	...	46	38	8
80 to 89 percent.....	15	15	...	5	5	...	10	10	...
90 to 99 percent.....	8	8	...	2	2	...	6	6	...
100 percent or more.....	248	239	9	9	9	...	239	230	9
Median.....percent..	30	31	26	44	44	39	27	27	26
Other properties.....	1,290	626	663	151	131	21	1,138	496	643
Interest and Principal Payments on All Mortgages as Percent of Rental Receipts ¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	12,333	10,785	1,548	2,195	2,178	17	10,138	8,607	1,531
Less than 20 percent.....	2,509	2,394	115	6	6	...	2,504	2,389	115
20 to 29 percent.....	3,092	2,710	382	38	38	...	3,053	2,671	382
30 to 39 percent.....	3,385	2,784	601	622	618	4	2,763	2,166	597
40 to 49 percent.....	1,773	1,513	260	1,102	1,092	10	671	421	250
50 to 59 percent.....	935	843	92	330	326	3	605	517	89
60 to 69 percent.....	244	211	33	53	53	...	191	158	33
70 to 79 percent.....	109	68	41	30	30	...	79	38	41
80 to 89 percent.....	19	15	3	5	5	...	14	10	3
90 to 99 percent.....	9	8	1	2	2	...	7	6	1
100 percent or more.....	259	239	20	9	9	...	251	230	20
Median.....percent..	32	31	35	44	44	45	28	27	34
Other properties.....	1,290	626	663	151	131	21	1,138	496	643

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
RENTAL RECEIPTS AND EXPENSES--Con.									
Real Estate Tax as Percent of Rental Receipts ¹									
Acquired before 1959.....	12,338	10,790	1,548	2,195	2,178	17	10,143	8,612	1,531
Less than 5 percent.....	225	214	12	60	58	2	165	156	10
5 to 9 percent.....	1,791	1,585	206	263	263	...	1,528	1,322	206
10 to 14 percent.....	1,977	1,832	145	637	634	3	1,341	1,199	142
15 to 19 percent.....	2,271	2,045	226	396	392	4	1,875	1,653	222
20 to 24 percent.....	3,864	3,173	691	463	458	5	3,401	2,715	686
25 to 29 percent.....	1,743	1,529	214	270	269	1	1,472	1,260	213
30 percent or more.....	468	413	55	106	105	1	361	308	54
Median.....percent..	20	19	21	17	17	19	20	20	21
Acquired 1959 and 1960 (part).....	1,284	621	663	151	131	21	1,133	490	643
Real Estate Tax per Dwelling Unit									
Acquired before 1959.....	12,338	10,790	1,548	2,195	2,178	17	10,143	8,612	1,531
Less than \$50.....	1,122	1,081	41	92	92	...	1,030	999	31
\$50 to \$99.....	2,312	2,074	239	433	430	3	1,879	1,644	235
\$100 to \$149.....	2,420	2,088	333	479	477	2	1,941	1,611	331
\$150 to \$199.....	2,399	1,954	445	293	289	4	2,106	1,666	441
\$200 to \$249.....	1,354	1,294	161	247	245	2	1,307	1,149	159
\$250 to \$299.....	1,040	940	100	307	303	4	733	637	96
\$300 to \$499.....	1,227	1,044	183	341	340	1	886	704	182
\$500 or more.....	264	207	57	3	3	...	260	203	57
Median.....dollars..	157	154	169	166	166	194	155	152	169
Acquired 1959 and 1960 (part).....	1,284	621	663	151	131	21	1,133	490	643
Real Estate Tax per \$1,000 Value									
Acquired before 1959.....	12,338	10,790	1,548	2,195	2,178	17	10,143	8,612	1,531
Less than \$5.....	142	135	8	61	61	...	82	74	8
\$5 to \$9.....	721	573	148	223	220	3	499	353	146
\$10 to \$14.....	2,389	2,299	90	525	522	3	1,864	1,777	87
\$15 to \$19.....	1,152	1,090	63	410	410	...	743	680	63
\$20 to \$24.....	1,019	879	140	264	264	...	756	616	140
\$25 to \$29.....	1,627	1,302	325	308	307	1	1,319	995	324
\$30 to \$39.....	3,476	2,897	579	358	352	5	3,118	2,545	574
\$40 or more.....	1,812	1,615	196	48	43	6	1,763	1,572	191
Median.....dollars..	27	27	30	19	18	25	29	29	30
Acquired 1959 and 1960 (part).....	1,284	621	663	151	131	21	1,133	490	643

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

Residential Finance—Rental and Vacant Properties

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

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

Subject	First mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	On properties with—		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
		First mortgage only	Junior mortgage						
First mortgage debt on all properties.....	6,452,491	5,757,093	695,398	2,680,764	2,618,289	62,475	3,771,727	3,138,804	632,923
Average first mortgage debt per property.....	473.6	504.5	314.5	1,142.2	1,133.9	1,644.1	334.5	344.8	291.3
MORTGAGE CHARACTERISTICS									
First Mortgage Loan									
Less than \$100,000.....	75,535	59,413	16,122	8	8	...	75,527	59,405	16,122
\$100,000 to \$149,999.....	204,171	143,608	60,563	...	...	...	204,171	143,608	60,563
\$150,000 to \$199,999.....	203,093	153,733	49,360	514	514	...	202,579	153,219	49,360
\$200,000 to \$299,999.....	376,961	303,806	73,155	2,386	2,386	...	374,575	301,420	73,155
\$300,000 to \$499,999.....	638,609	556,839	81,770	123,831	120,235	3,596	634,778	436,604	78,174
\$500,000 to \$699,999.....	511,655	447,822	63,833	202,738	202,738	...	508,917	245,084	63,833
\$700,000 to \$999,999.....	1,124,773	1,052,332	72,441	318,650	315,239	3,411	1,121,093	737,093	69,030
\$1,000,000 to \$1,499,999.....	855,398	792,010	63,388	478,666	470,458	8,208	863,732	321,552	55,180
\$1,500,000 to \$1,999,999.....	572,347	519,718	52,629	368,374	364,709	3,665	570,973	155,009	48,964
\$2,000,000 to \$2,499,999.....	451,598	403,504	48,094	290,975	280,106	10,869	450,623	123,398	37,225
\$2,500,000 or more.....	1,438,351	1,324,308	114,043	894,622	861,896	32,726	1,436,729	462,412	81,317
First Mortgage Outstanding Debt									
Less than \$100,000.....	167,885	142,702	25,183	545	545	...	167,340	142,157	25,183
\$100,000 to \$149,999.....	238,791	170,342	68,449	1,071	1,071	...	237,720	169,271	68,449
\$150,000 to \$199,999.....	237,015	186,742	50,273	2,414	2,414	...	234,601	184,328	50,273
\$200,000 to \$299,999.....	364,249	282,794	81,455	16,749	15,474	1,275	347,500	267,320	80,180
\$300,000 to \$499,999.....	711,908	637,018	74,890	178,218	175,897	2,321	703,690	461,121	72,569
\$500,000 to \$699,999.....	962,365	899,514	62,851	257,153	255,792	1,361	955,212	643,722	61,490
\$700,000 to \$999,999.....	738,085	668,564	69,521	336,064	334,014	2,050	735,021	334,550	67,471
\$1,000,000 to \$1,499,999.....	814,661	736,392	78,269	482,926	473,231	9,695	812,735	263,161	68,574
\$1,500,000 to \$1,999,999.....	591,086	550,957	40,129	403,873	400,208	3,665	589,749	150,749	36,464
\$2,000,000 to \$2,499,999.....	426,567	380,891	45,676	268,185	258,803	9,382	424,382	122,088	36,294
\$2,500,000 or more.....	1,199,879	1,101,177	98,702	733,566	700,840	32,726	1,197,313	400,337	65,976
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent.....	83,767	70,643	13,124	2,749	2,749	...	81,018	67,894	13,124
20 to 29 percent.....	204,488	155,780	48,708	9,503	9,503	...	194,985	146,277	48,708
30 to 39 percent.....	387,719	297,383	90,336	24,754	23,267	1,487	364,965	234,116	128,849
40 to 49 percent.....	692,940	535,212	157,728	54,509	54,509	...	680,703	480,703	137,728
50 to 59 percent.....	1,287,888	1,155,556	132,332	228,358	228,358	...	1,059,530	927,198	132,332
60 to 69 percent.....	1,189,020	1,068,462	120,558	594,416	582,120	12,296	1,181,604	486,342	108,262
70 to 79 percent.....	1,301,952	1,237,315	64,637	874,703	840,712	33,991	1,297,249	396,603	30,646
80 to 89 percent.....	842,513	818,832	23,681	596,336	582,709	13,627	842,177	236,123	10,054
90 to 99 percent.....	391,041	388,745	2,296	256,015	256,015	...	391,041	132,730	2,296
100 percent or more.....	71,163	69,165	1,998	39,421	38,347	1,074	71,163	30,818	924
Term of First Mortgage									
Indefinite.....	24,653	23,422	1,231	...	...	...	24,653	23,422	1,231
On demand.....	26,558	25,297	1,261	...	...	...	26,558	25,297	1,261
Less than 8 years.....	163,796	124,434	39,362	...	...	...	163,796	124,434	39,362
8 to 12 years.....	1,585,487	1,286,701	298,786	13,325	13,325	...	1,572,162	1,273,376	298,786
13 to 17 years.....	756,689	620,750	135,939	1,813	1,813	...	754,876	618,937	135,939
18 to 22 years.....	736,864	645,889	90,975	2,031	2,031	...	734,833	643,858	90,975
23 to 27 years.....	198,103	163,383	34,720	31,376	30,101	1,275	196,727	133,282	33,445
28 to 32 years.....	569,384	538,263	31,121	465,269	452,249	12,840	567,429	85,834	18,281
33 to 37 years.....	1,621,549	1,577,227	44,322	1,506,273	1,466,549	39,724	1,621,549	110,678	4,598
38 years or more.....	769,408	751,727	17,681	660,677	652,041	8,636	767,731	99,686	9,045
Interest Rate of First Mortgage									
Less than 4.0 percent.....	273,155	253,931	19,224	81,646	81,646	...	191,509	172,285	19,224
4.0 percent.....	2,646,218	2,499,724	146,494	2,087,920	2,025,646	62,274	2,646,218	474,078	84,220
4.1 to 4.4 percent.....	434,949	408,380	26,609	253,540	253,339	201	434,949	155,041	26,408
4.5 percent.....	938,010	785,788	152,222	231,135	231,135	...	938,010	554,653	152,222
4.6 to 4.9 percent.....	373,181	339,624	33,557	1,870	1,870	...	371,311	337,754	33,557
5.0 percent.....	819,950	711,213	108,737	16,611	16,611	...	803,339	694,602	108,737
5.1 to 5.4 percent.....	185,775	146,977	38,798	5,561	5,561	...	180,214	141,416	38,798
5.5 percent.....	374,116	287,497	86,619	...	...	...	374,116	287,497	86,619
5.6 to 5.9 percent.....	117,254	100,375	16,879	2,481	2,481	...	114,773	97,894	16,879
6.0 percent.....	239,123	183,538	55,585	...	...	...	239,123	183,538	55,585
6.1 to 6.9 percent.....	42,728	36,393	6,335	...	...	...	42,728	36,393	6,335
7.0 percent.....	6,157	1,818	4,339	...	...	...	6,157	1,818	4,339
7.1 to 7.9 percent.....	1,681	1,681	...	...	...	...	1,681	1,681	...
8.0 percent or more.....	154	154	...	...	...	...	154	154	...
Year First Mortgage Made or Assumed									
1959 and 1960 (part).....	1,011,066	771,749	239,317	231,398	189,112	42,286	779,668	582,637	197,031
1958.....	681,899	556,020	125,879	142,393	140,576	1,817	539,506	415,444	124,062
1957.....	482,819	400,519	82,300	108,671	108,671	...	374,148	291,848	82,300
1955 and 1956.....	1,069,198	941,715	127,483	158,539	158,338	201	910,659	783,377	127,282
1950 to 1954.....	2,483,055	2,378,634	104,421	1,537,644	1,519,473	18,171	2,483,055	859,161	86,250
1945 to 1949.....	655,526	645,976	9,550	481,589	481,389	...	173,937	164,387	9,550
1940 to 1944.....	45,883	41,460	4,423	20,271	20,271	...	25,612	21,189	4,423
1939 or earlier.....	23,045	21,020	2,025	259	259	...	22,786	20,761	2,025

Table 3.—FIRST MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

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

Subject	First mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	On properties with—		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
		First mortgage only	Junior mortgage						
MORTGAGE CHARACTERISTICS--Con.									
Method of Payment of First Mortgage									
Regular payments required.....	6,450,766	5,755,368	695,398	2,680,764	2,618,289	62,475	3,770,002	3,137,079	632,923
Interest and principal.....	6,307,347	5,641,513	665,834	2,680,764	2,618,289	62,475	3,626,583	3,023,224	603,359
Interest only.....	143,419	113,855	29,564	...	...	...	143,419	113,855	29,564
Principal only.....	...	...	...	...	...	...	...	...	...
No regular payments required.....	1,725	1,725	...	...	...	...	1,725	1,725	...
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit									
Regular payments of interest and/or principal.....	6,450,766	5,755,368	695,398	2,680,764	2,618,289	62,475	3,770,002	3,137,079	632,923
Less than \$30.....	2,203,856	1,882,503	321,353	257,003	252,936	4,067	1,946,853	1,629,567	317,286
\$30 to \$39.....	1,954,172	1,857,887	96,285	1,488,182	1,458,276	29,906	465,990	399,611	66,379
\$40 to \$49.....	1,074,740	967,968	106,772	644,696	616,194	28,502	430,044	351,774	78,270
\$50 to \$59.....	412,449	374,455	37,994	149,655	149,655	...	262,794	224,800	37,994
\$60 to \$69.....	377,837	331,605	46,232	104,607	104,607	...	273,230	226,998	46,232
\$70 to \$79.....	129,769	110,921	18,838	19,705	19,705	...	110,064	91,226	18,838
\$80 to \$89.....	109,638	90,793	18,845	10,834	10,834	...	98,804	79,959	18,845
\$90 to \$99.....	57,503	46,350	11,153	3,941	3,941	...	53,562	42,409	11,153
\$100 to \$119.....	57,297	50,378	6,919	...	...	...	57,297	50,378	6,919
\$120 to \$149.....	49,755	22,998	26,757	...	...	...	49,755	22,998	26,757
\$150 or more.....	23,750	19,500	4,250	2,141	2,141	...	21,609	17,359	4,250
No regular payments required.....	1,725	1,725	...	...	...	...	1,725	1,725	...
Current Status of First Mortgage Payments									
Current or ahead of schedule.....	6,334,132	5,640,710	693,422	2,630,775	2,568,300	62,475	3,703,357	3,072,410	630,947
Delinquent.....	116,634	114,658	1,976	49,989	49,989	...	66,645	64,669	1,976
No regular payments required.....	1,725	1,725	...	...	...	...	1,725	1,725	...
Holder of First Mortgage									
Commercial bank or trust company, own account.....	240,433	236,519	3,914	191,287	191,287	...	49,146	45,232	3,914
Commercial bank or trust company, trust account.....	64,022	52,781	11,241	23,365	23,365	...	40,657	29,416	11,241
Mutual savings bank.....	2,580,872	2,266,473	314,399	1,212,799	1,183,628	28,971	1,368,073	1,082,645	285,428
Savings and loan association.....	107,897	86,026	21,871	11,536	11,536	...	96,361	74,490	21,871
Life insurance company.....	1,967,338	1,668,156	299,182	681,667	661,336	20,331	1,285,671	1,006,820	278,851
Mortgage company.....	62,262	61,626	636	56,437	56,437	...	5,825	5,189	636
Real estate or construction company.....	11,321	5,494	5,827	541	541	...	10,780	4,953	5,827
Federal or State agency.....	870,649	862,078	8,571	188,172	183,308	4,864	682,477	678,770	3,707
Retirement system, welfare fund, etc.....	303,128	289,033	14,095	262,423	254,114	8,309	40,705	34,919	5,786
Other nonprofit organization.....	13,574	11,023	2,551	1,658	1,658	...	11,916	9,365	2,551
Individual or individual's estate.....	117,023	108,040	8,983	...	...	...	117,023	108,040	8,983
Other.....	113,972	109,844	4,128	50,879	50,879	...	63,093	58,965	4,128
RENTAL RECEIPTS AND EXPENSES									
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	5,781,594	5,299,814	481,780	2,457,456	2,437,267	20,189	3,324,138	2,862,547	461,591
Less than 20 percent.....	415,886	343,401	72,485	4,621	4,621	...	411,265	338,780	72,485
20 to 29 percent.....	853,840	677,434	176,406	22,693	22,492	201	831,147	654,942	176,205
30 to 39 percent.....	1,783,272	1,623,456	159,816	670,566	657,585	12,981	1,112,706	965,871	146,835
40 to 49 percent.....	1,596,322	1,547,768	48,554	1,234,096	1,228,366	5,730	362,226	319,402	42,824
50 to 59 percent.....	723,668	714,358	9,310	391,915	390,638	1,277	331,753	323,720	8,033
60 to 69 percent.....	179,046	174,517	4,529	67,958	67,958	...	107,088	106,559	529
70 to 79 percent.....	68,954	60,616	8,338	34,958	34,958	...	33,996	25,658	8,338
80 to 89 percent.....	22,288	22,288	...	7,964	7,964	...	14,324	14,324	...
90 to 99 percent.....	11,273	11,273	...	4,457	4,457	...	6,816	6,816	...
100 percent or more.....	131,045	124,703	6,342	18,228	18,228	...	112,817	106,475	6,342
Other properties.....	670,897	457,279	213,618	223,308	181,022	42,286	447,589	276,257	171,332
Interest and Principal Payments on All Mortgages as Percent of Rental Receipts¹									
Acquired before 1959 and regular payments of interest and/or principal on first mortgage.....	5,781,594	5,299,814	481,780	2,457,456	2,437,267	20,189	3,324,138	2,862,547	461,591
Less than 20 percent.....	369,602	343,401	26,201	4,621	4,621	...	364,981	338,780	26,201
20 to 29 percent.....	760,424	677,434	82,990	22,492	22,492	...	737,932	654,942	82,990
30 to 39 percent.....	1,787,423	1,623,456	163,967	668,950	657,585	11,365	1,118,473	965,871	152,602
40 to 49 percent.....	1,668,582	1,547,768	120,814	1,233,510	1,228,366	5,144	435,072	319,402	115,670
50 to 59 percent.....	762,330	714,358	47,972	394,318	390,638	3,680	368,012	323,720	44,292
60 to 69 percent.....	187,103	174,517	12,388	67,958	67,958	...	119,147	106,559	12,588
70 to 79 percent.....	78,298	60,616	17,642	34,958	34,958	...	43,300	25,658	17,642
80 to 89 percent.....	23,248	22,288	960	7,964	7,964	...	15,284	14,324	960
90 to 99 percent.....	11,744	11,273	471	4,457	4,457	...	7,287	6,816	471
100 percent or more.....	132,878	124,703	8,175	18,228	18,228	...	134,650	106,475	8,175
Other properties.....	670,897	457,279	213,618	223,308	181,022	42,286	447,589	276,257	171,332

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

Residential Finance—Rental and Vacant Properties

Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

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

Subject	Total first and junior mortgage debt on—			Subject	Total first and junior mortgage debt on—		
	Total properties	Properties with—			Total properties	Properties with—	
		FHA first mortgage	Conventional first mortgage			FHA first mortgage	Conventional first mortgage
Total mortgage debt on all properties.....	6,713,406	2,689,158	4,024,248	PROPERTY CHARACTERISTICS--Con.			
Average total mortgage debt per property..	492.8	1,145.8	356.9	Year Built			
MORTGAGE CHARACTERISTICS				1958 and 1959..... 581,535 222,484 359,051			
Total Mortgage Outstanding Debt				1955 to 1957..... 671,989 180,501 491,488			
Less than \$100,000.....	159,418	545	158,873	1950 to 1954..... 2,359,198 1,626,377 732,821			
\$100,000 to \$149,999.....	219,855	1,071	218,784	1940 to 1949..... 1,474,969 656,164 818,805			
\$150,000 to \$199,999.....	229,356	2,414	226,942	1930 to 1939..... 507,564 2,435 505,129			
\$200,000 to \$299,999.....	385,485	16,561	368,924	1929 or earlier..... 1,118,151 1,197 1,116,954			
\$300,000 to \$499,999.....	782,615	178,195	604,420	Number of Mortgages on Property			
\$500,000 to \$699,999.....	994,106	256,991	737,115	1 mortgage..... 5,757,094 2,618,290 3,138,804			
\$700,000 to \$999,999.....	778,764	335,953	442,811	2 mortgages..... 843,554 70,576 772,978			
\$1,000,000 to \$1,499,999.....	817,642	480,053	337,589	3 mortgages or more..... 112,758 292 112,466			
\$1,500,000 to \$1,999,999.....	619,376	407,575	211,801	OTHER CHARACTERISTICS			
\$2,000,000 to \$2,499,999.....	426,018	265,985	160,033	Type of Owner			
\$2,500,000 or more.....	1,300,771	743,815	556,956	Individual..... 543,301 64,843 478,458			
Total Outstanding Debt as Percent of Value				Partnership..... 770,342 30,730 739,612			
Less than 20 percent.....	72,874	2,749	70,125	Financial institution..... 40,086 2,914 37,172			
20 to 29 percent.....	169,354	9,503	159,851	Cooperative organization..... 1,041,800 335,535 706,265			
30 to 39 percent.....	324,312	23,267	301,045	Real estate corporation..... 3,960,167 2,056,487 1,903,680			
40 to 49 percent.....	600,649	54,509	546,140	Other..... 357,710 198,649 159,061			
50 to 59 percent.....	1,301,474	228,358	1,073,116	Interest and Principal Payments on All Mortgages as Percent of Rental Receipts ¹			
60 to 69 percent.....	1,278,091	590,732	687,359	Acquired before 1959 and regular payments of interest and/or principal on first mortgage.... 5,944,878 2,460,851 3,484,027			
70 to 79 percent.....	1,465,272	848,715	616,557	Less than 20 percent..... 380,980 4,621 376,359			
80 to 89 percent.....	962,264	618,077	344,187	20 to 29 percent..... 786,411 22,492 763,919			
90 to 99 percent.....	452,675	273,814	178,861	30 to 39 percent..... 1,847,458 671,857 1,175,601			
100 percent or more.....	86,441	39,434	47,007	40 to 49 percent..... 1,703,582 1,233,740 469,842			
PROPERTY CHARACTERISTICS				50 to 59 percent..... 776,749 394,576 382,173			
Property Location				60 to 69 percent..... 190,864 67,958 122,906			
Inside SMSA's.....	6,498,192	2,546,171	3,952,021	70 to 79 percent..... 86,284 34,958 51,326			
Outside SMSA's.....	215,214	142,987	72,227	80 to 89 percent..... 23,801 7,964 15,837			
Value				90 to 99 percent..... 11,752 4,457 7,295			
Less than \$250,000.....	189,520	4,634	184,886	100 percent or more..... 136,997 18,228 118,769			
\$250,000 to \$499,900.....	691,318	44,380	646,938	Other properties..... 768,528 228,307 540,221			
\$500,000 to \$749,900.....	747,555	202,770	544,785				
\$750,000 to \$999,900.....	522,066	202,350	319,716				
\$1,000,000 to \$1,499,900.....	1,303,065	393,412	909,653				
\$1,500,000 to \$1,999,900.....	636,895	373,184	263,711				
\$2,000,000 to \$2,499,900.....	497,099	291,987	205,112				
\$2,500,000 to \$4,999,900.....	1,389,438	865,514	523,924				
\$5,000,000 or more.....	736,450	310,927	425,523				

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	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 properties.....	13,623	916	6,028	428	3,551	289	1,159	267	854	131
MORTGAGE CHARACTERISTICS										
First Mortgage Loan										
Less than \$100,000.....	1,763	500	402	40	248	203	...	16	348	6
\$100,000 to \$149,999.....	2,024	46	1,031	133	489	5	76	9	224	13
\$150,000 to \$199,999.....	1,433	32	887	47	375	23	2	16	42	10
\$200,000 to \$299,999.....	1,857	53	1,213	70	467	3	15	4	38	4
\$300,000 to \$499,999.....	1,952	77	934	71	599	6	43	20	195	7
\$500,000 to \$699,999.....	1,027	48	474	44	382	2	42	28	2	5
\$700,000 to \$999,999.....	1,698	55	395	13	352	10	815	39	1	18
\$1,000,000 to \$1,499,999.....	812	42	215	6	267	14	58	64	2	45
\$1,500,000 to \$1,999,999.....	376	29	152	3	109	9	43	24	...	7
\$2,000,000 to \$2,499,999.....	233	12	74	1	97	9	23	13	...	6
\$2,500,000 or more.....	436	22	152	1	167	4	44	36	1	10
Median.....dollars..	285,200	100,000-	257,200	193,600	365,600	100,000-	847,800	1,011,700	117,600	1,027,800
First Mortgage Outstanding Debt										
Less than \$100,000.....	2,941	538	741	169	627	209	62	18	565	13
\$100,000 to \$149,999.....	1,913	41	1,206	43	520	20	16	16	37	15
\$150,000 to \$199,999.....	1,370	29	916	38	329	7	4	7	34	7
\$200,000 to \$299,999.....	1,490	55	910	63	395	6	20	5	32	4
\$300,000 to \$499,999.....	1,861	65	890	64	558	4	68	25	181	6
\$500,000 to \$699,999.....	1,626	61	407	32	299	6	779	37	1	14
\$700,000 to \$999,999.....	891	46	377	10	305	8	59	43	1	42
\$1,000,000 to \$1,499,999.....	667	38	271	5	223	8	57	52	2	12
\$1,500,000 to \$1,999,999.....	345	27	125	3	108	17	34	24	...	7
\$2,000,000 to \$2,499,999.....	191	10	72	1	64	3	27	9	...	5
\$2,500,000 or more.....	329	17	113	1	124	2	34	32	1	6
Median.....dollars..	239,400	100,000-	216,600	152,600	275,800	100,000-	605,100	877,900	100,000-	746,400
Total Outstanding Debt as Percent of Value										
Less than 20 percent.....	1,091	497	144	23	371	12	5	9	18	11
20 to 29 percent.....	1,099	51	354	25	319	4	15	10	318	3
30 to 39 percent.....	1,500	34	830	39	542	3	7	7	26	11
40 to 49 percent.....	2,173	43	1,141	128	627	28	7	14	208	7
50 to 59 percent.....	2,650	75	1,094	35	613	5	773	16	36	5
60 to 69 percent.....	1,979	55	1,031	69	464	201	84	45	34	53
70 to 79 percent.....	1,690	90	754	75	379	25	88	76	188	20
80 to 89 percent.....	982	55	502	28	209	4	91	60	17	15
90 to 99 percent.....	354	12	142	7	94	5	27	26	7	5
100 percent or more.....	106	4	38	...	34	1	23	4	1	1
Median.....percent..	54	20-	55	50	50	65	56	74	43	65
Term of First Mortgage										
Indefinite.....	158	69	53	...	15	3	...	1	17	...
On demand.....	101	9	78	...	4	6	...	...	...	4
Less than 8 years.....	761	77	617	4	45	1	...	8	10	...
8 to 12 years.....	5,804	462	3,617	158	723	198	480	35	76	56
13 to 17 years.....	2,321	54	231	120	1,082	27	325	16	348	18
18 to 22 years.....	1,623	25	237	116	825	7	13	4	391	7
23 to 27 years.....	238	10	73	16	103	2	11	11	8	4
28 to 32 years.....	482	40	211	1	152	14	36	20	4	3
33 to 37 years.....	1,592	108	652	8	520	27	130	113	...	35
38 years or more.....	643	63	260	6	82	4	164	60	...	3
Median.....years..	13	12	11	15	18	12	15	35	18	15
Interest Rate of First Mortgage										
Less than 4.0 percent.....	598	20	386	2	122	2	37	2	18	8
4.0 percent.....	3,601	254	1,730	21	1,106	48	182	139	27	74
4.1 to 4.4 percent.....	590	26	309	8	162	2	36	18	4	5
4.5 percent.....	2,282	76	1,175	20	670	12	56	5	196	21
4.6 to 4.9 percent.....	748	7	196	7	209	...	327	1	...	1
5.0 percent.....	2,708	59	1,039	67	448	207	496	14	363	15
5.1 to 5.4 percent.....	396	25	249	6	110	...	1	2	...	...
5.5 percent.....	1,003	32	609	37	251	7	3	24	18	1
5.6 to 5.9 percent.....	242	8	98	6	126	...	1	...	...	...
6.0 percent.....	1,229	395	208	88	292	11	...	12	221	3
6.1 to 6.9 percent.....	201	12	9	124	36	...	...	...	1	...
7.0 percent.....	21	...	...	21	...	...	...	...	...	...
7.1 to 7.9 percent.....	1	...	...	1	...	...	...	...	...	...
8.0 percent or more.....	2	...	...	...	...	...	...	...	...	...
Median.....percent..	4.6	5.4	4.5	6.0	4.6	5.0	4.9	4.1	5.1	4.1
Origin of First Mortgage										
Made when property acquired.....	5,902	319	1,790	160	1,461	63	1,087	196	771	55
Assumed when property acquired.....	1,918	50	887	67	567	197	39	33	27	51
Made after property acquired.....	5,802	547	3,351	201	1,523	29	33	38	55	25

Residential Finance—Rental and Vacant Properties

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	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.										
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	2,485	450	1,132	110	466	199	39	35	50	5
1958.....	1,651	60	700	161	382	17	101	35	185	11
1957.....	999	39	533	37	248	12	26	25	37	42
1955 and 1956.....	2,466	130	936	58	624	14	465	22	205	13
1950 and 1954.....	4,507	166	2,218	56	1,060	36	442	114	368	47
1945 to 1949.....	1,201	51	373	7	635	9	75	34	9	9
1940 to 1944.....	181	8	65	...	91	2	12	...	...	3
1939 or earlier.....	133	13	72	...	45	1	...	1	1	...
Method of Payment of First Mortgage										
Regular payments required.....	13,615	913	6,028	428	3,551	288	1,159	267	850	131
Interest and principal.....	13,102	803	5,750	428	3,482	280	1,159	299	815	125
Interest only.....	513	110	278	...	69	8	...	8	35	6
Principal only.....	...	...	...	...	...	...	...	...	...	...
No regular payments required.....	7	3	...	...	...	1	...	...	3	...
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit										
Regular payments of interest and/or principal.....	13,615	913	6,028	428	3,551	288	1,159	267	850	131
Less than \$30.....	9,319	686	4,229	303	2,137	239	941	67	662	54
\$30 to \$39.....	2,251	126	1,017	52	730	27	109	113	11	66
\$40 to \$49.....	984	53	462	29	296	19	61	53	5	6
\$50 to \$59.....	383	28	154	23	131	...	26	19	...	2
\$60 to \$69.....	411	11	104	14	83	...	19	10	170	...
\$70 to \$79.....	88	...	22	5	56	3	...	1	...	1
\$80 to \$89.....	75	...	20	1	49	...	2	1	2	...
\$90 to \$99.....	35	...	17	...	17	...	...	1	...	...
\$100 to \$119.....	36	8	2	1	20	...	...	2	...	2
\$120 to \$149.....	28	1	...	...	26	...	...	...	...	...
\$150 or more.....	8	...	...	...	7	...	1	...	...	...
Median.....dollars..	30-	30-	30-	30-	30-	30-	30-	36	30-	32
No regular payments required.....	7	3	...	...	...	1	...	...	3	...
Current Status of First Mortgage Payments										
Current or ahead of schedule.....	13,484	910	6,013	423	3,525	288	1,100	254	844	128
Delinquent.....	131	3	15	5	26	...	60	13	7	2
No regular payments required.....	7	3	...	...	...	1	...	...	3	...
Servicing of First Mortgage										
By holder.....	10,889	829	5,600	412	1,784	249	1,150	166	632	68
By agent.....	2,733	87	428	16	1,767	40	9	101	222	63
Location of First Mortgage Holder										
Property inside SMSA.....	13,299	901	5,951	408	3,493	288	1,027	261	850	122
Holder in—										
Same division.....	10,191	772	5,745	385	1,585	258	533	175	658	80
Different division.....	2,984	128	207	23	1,784	30	494	85	192	42
Holder outside United States.....	124	1	...	...	123	...	...	...	...	...
Property outside SMSA.....	323	16	77	21	58	1	133	7	3	9
Holder in—										
Same division.....	256	12	72	21	29	1	106	4	3	9
Different division.....	60	4	5	...	22	...	27	3	...	...
Holder outside United States.....	7	...	...	...	7	...	...	...	...	...
PROPERTY CHARACTERISTICS										
Property Location										
Inside SMSA's.....	13,299	901	5,951	408	3,493	288	1,027	261	850	122
Outside SMSA's.....	323	16	77	21	58	1	133	7	3	9
Value										
Less than \$250,000.....	2,252	123	825	152	301	205	79	12	545	11
\$250,000 to \$499,900.....	485	485	2,131	114	1,077	24	32	34	266	23
\$500,000 to \$749,900.....	2,343	80	1,339	95	689	10	51	39	32	10
\$750,000 to \$999,900.....	1,091	72	531	31	381	3	40	23	5	4
\$1,000,000 to \$1,499,900.....	1,920	47	510	25	395	15	823	50	3	52
\$1,500,000 to \$1,999,900.....	621	37	281	5	197	10	38	39	2	11
\$2,000,000 to \$2,499,900.....	377	26	133	2	150	11	31	16	...	7
\$2,500,000 to \$4,999,900.....	643	34	225	4	262	10	54	41	1	12
\$5,000,000 or more.....	191	12	53	...	99	2	12	12	...	2
Median.....dollars..	540,000	422,700	510,800	386,000	644,200	250,000-	1,229,300	1,255,000	250,000-	1,168,300

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	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--Con.										
Year Built										
1958 and 1959.....	758	30	182	60	226	187	35	35	...	4
1955 to 1957.....	714	26	246	49	176	3	16	21	172	5
1950 to 1954.....	2,286	147	891	33	539	30	476	104	2	63
1940 to 1949.....	2,315	69	800	23	720	13	618	54	3	15
1930 to 1939.....	1,688	32	1,155	12	416	10	9	12	40	3
1929 or earlier.....	5,862	613	2,793	251	1,475	46	6	41	637	40
New or Previously Occupied										
New.....	4,732	270	2,012	126	1,502	48	523	190	10	52
Previously occupied.....	8,890	646	4,016	302	2,049	241	636	78	844	79
Number of Mortgages on Property										
1 mortgage.....	11,411	874	4,908	338	2,886	90	1,152	251	793	120
2 mortgages.....	1,992	29	990	83	608	196	7	15	58	5
3 mortgages or more.....	219	14	130	7	56	3	...	1	3	6
ACQUISITION CHARACTERISTICS										
First Mortgage Loan as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	7,818	369	2,674	227	2,028	260	1,126	229	799	106
Less than 40 percent.....	540	11	171	30	123	191	...	4	9	...
40 to 49 percent.....	456	6	233	15	185	1	...	6	4	6
50 to 59 percent.....	1,053	81	329	44	277	4	...	2	315	...
60 to 69 percent.....	1,016	24	345	48	368	1	4	6	208	11
70 to 79 percent.....	673	41	294	29	226	5	15	18	41	3
80 to 84 percent.....	1,059	33	154	12	101	9	211	24	180	36
85 to 89 percent.....	938	50	263	5	199	6	365	33	16	1
90 to 94 percent.....	742	48	281	15	201	18	98	46	11	24
95 to 99 percent.....	630	35	266	25	175	10	52	42	11	15
100 percent or more.....	713	39	339	4	176	15	80	47	4	10
Median.....percent..	81	83	79	65	73	40-	85	92	63	85
Other properties.....	5,804	547	3,354	201	1,523	29	33	38	55	25
All Mortgage Loans as Percent of Purchase Price										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	7,818	369	2,674	227	2,028	260	1,126	229	799	106
Less than 40 percent.....	131	8	34	4	45	2	...	4	...	33
40 to 49 percent.....	157	5	54	12	77	...	...	1	8	...
50 to 59 percent.....	747	78	121	20	224	5	...	2	298	...
60 to 69 percent.....	943	24	324	42	320	4	2	10	207	10
70 to 79 percent.....	1,151	39	493	36	315	189	17	19	40	2
80 to 84 percent.....	1,298	35	320	36	176	10	511	20	186	4
85 to 89 percent.....	1,077	47	343	16	240	5	363	34	21	8
90 to 94 percent.....	843	50	332	26	227	18	98	50	17	24
95 to 99 percent.....	692	43	286	26	209	10	53	43	7	14
100 percent or more.....	779	41	366	9	195	16	82	47	14	11
Median.....percent..	83	84	85	80	81	76	85	93	65	87
Other properties.....	5,804	547	3,354	201	1,523	29	33	38	55	25
RENTAL RECEIPTS AND EXPENSES										
Monthly Rental Receipts per Dwelling Unit ¹										
Acquired before 1959.....	12,338	873	5,487	354	3,237	91	1,122	238	809	128
Less than \$30.....	233	87	49	10	32	3	34	1	16	1
\$30 to \$49.....	1,912	411	383	55	257	13	420	19	346	10
\$50 to \$59.....	2,692	44	1,145	139	471	1	489	16	376	10
\$60 to \$69.....	1,813	62	942	35	606	24	55	35	36	18
\$70 to \$79.....	1,530	81	887	18	428	16	47	40	4	8
\$80 to \$89.....	1,952	101	1,036	44	579	23	41	73	16	39
\$100 to \$119.....	1,010	43	534	37	331	2	16	40	4	2
\$120 to \$149.....	607	30	290	9	200	9	16	10	8	35
\$150 or more.....	590	15	220	6	333	...	4	4	3	4
Median.....dollars..	67	47	73	58	76	73	52	82	51	88
Acquired 1959 and 1960 (part).....	1,284	43	541	75	314	198	38	29	44	3

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.

Residential Finance—Rental and Vacant Properties

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT 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	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
RENTAL RECEIPTS AND EXPENSES—Con.										
Rental Receipts as Percent of Value ¹										
Acquired before 1959.....	12,338	873	5,487	354	3,237	91	1,122	238	809	128
Less than 5 percent.....	94	4	33	7	22	2	18	7	...	1
5 to 9 percent.....	1,965	514	466	34	543	19	124	61	183	22
10 to 14 percent.....	5,455	226	2,698	114	1,424	40	456	118	340	41
15 to 19 percent.....	3,208	85	1,749	159	815	25	33	37	253	52
20 to 24 percent.....	1,084	28	282	21	290	6	431	13	10	5
25 to 29 percent.....	391	8	193	12	88	...	58	2	7	3
30 to 39 percent.....	118	4	48	9	44	...	1	...	12	...
40 percent or more.....	45	5	18	...	10	...	2	...	5	4
Median.....percent..	14	9	14	16	14	13	15	12	13	15
Acquired 1959 and 1960 (part).....	1,284	43	541	75	314	198	38	29	44	3
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts ¹										
Acquired before 1959 and regular payments of interest and/or principal.....	12,333	872	5,487	354	3,237	90	1,122	238	806	128
Less than 20 percent.....	2,779	527	1,454	14	660	13	19	22	54	17
20 to 29 percent.....	3,392	80	1,978	73	906	19	31	23	223	59
30 to 39 percent.....	3,153	90	1,139	180	825	8	532	49	324	5
40 to 49 percent.....	1,584	113	610	50	553	31	85	92	16	34
50 to 59 percent.....	866	40	153	23	205	16	374	33	14	8
60 to 69 percent.....	212	5	125	4	39	3	28	4	2	2
70 to 79 percent.....	75	4	5	8	27	...	15	7	6	3
80 to 89 percent.....	15	1	1	...	3	...	10	1	...	...
90 to 99 percent.....	8	...	1	...	2	...	4	1	...	...
100 percent or more.....	248	11	20	2	18	...	25	6	166	...
Median.....percent..	30	20-	27	35	31	42	40	43	34	28
Other properties.....	1,290	44	541	75	314	199	38	29	48	3
Real Estate Tax as Percent of Rental Receipts ¹										
Acquired before 1959.....	12,338	873	5,487	354	3,237	91	1,122	238	809	128
Less than 5 percent.....	225	10	64	5	37	5	82	11	11	1
5 to 9 percent.....	1,791	49	104	55	512	10	811	34	208	8
10 to 14 percent.....	1,977	157	276	91	934	17	66	57	341	39
15 to 19 percent.....	2,271	468	715	132	613	24	49	38	207	26
20 to 24 percent.....	3,864	147	2,741	24	762	13	59	50	21	48
25 to 29 percent.....	1,743	27	1,283	30	294	20	31	37	21	...
30 percent or more.....	468	15	304	16	86	4	24	12	1	7
Median.....percent..	20	17	23	16	16	18	8	17	13	18
Acquired 1959 and 1960 (part).....	1,284	43	541	75	314	198	38	29	44	3
Real Estate Tax per \$1,000 Value										
Acquired before 1959.....	12,338	873	5,487	354	3,237	91	1,122	238	809	128
Less than \$5.....	142	9	62	4	33	6	18	8	1	1
\$5 to \$9.....	721	23	88	22	278	1	111	19	175	4
\$10 to \$14.....	2,389	457	131	55	517	18	808	55	320	26
\$15 to \$19.....	1,152	164	267	42	480	16	105	27	34	18
\$20 to \$24.....	1,019	65	366	34	434	3	24	43	40	10
\$25 to \$29.....	1,627	51	1,031	29	436	14	20	24	15	8
\$30 to \$39.....	3,476	77	2,312	134	662	9	19	40	207	17
\$40 or more.....	1,812	27	1,230	34	397	24	17	23	18	43
Median.....dollars..	27	14	33	28	24	25	13	21	14	28
Acquired 1959 and 1960 (part).....	1,284	43	541	75	314	198	38	29	44	3

¹ Receipts are adjusted to exclude owner expenditures for utilities and fuel.