

Residential Finance Survey: 2001 - West

Table 2-1e. Mortgage Status, 1-Unit Homeowner Properties

^Number of properties in thousands.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text.

For minimum base of derived figures (percent, median, etc.) and meaning of symbols, see text.

@3Permanent (closed end) mortgages - excludes properties with home equity lines of credit as only mortgage^^

			Mortgaged properties		
	Total properties	Nonmortgaged properties	Total mortgaged properties	Properties with traditional first mortgage@3	Properties with home equity line of credit only
1-housing-unit properties	11387	2920	8468	8263	205
PROPERTY CHARACTERISTICS	9726	2293	7433	7253	180
Property Location by Geographic Area					
Inside MAs					
In central cities	3728	985	2743	2675	68
Not in central cities	5998	1308	4690	4578	112
Outside MAs	1662	627	1035	1010	25
Manner of Acquisition	10953	2662	8292	8105	186
By purchase					
Placed one new mortgage	8949	1496	7453	7343	111
Placed two or more new mortgages	350	26	324	324	0
Assumed mortgage(s) already on property	450	170	280	257	23
Assumed mortgage(s) already on property and placed new mortgage	80	15	66	62	3
Borrowed using assets other than this property as collateral	79	37	42	26	16
Paid all cash-no borrowing	1015	900	115	81	34
Other manner	30	18	12	12	0
By inheritance or gift	295	219	76	61	15
By divorce	24	12	12	12	0
By some other manner	0	0	0	0	0
Not reported	115	27	88	85	4
Source of Downpayment@1	4829	496	4333	4304	29
Properties purchased 1995 to 2001 (part)					
Sale of previous home	1624	246	1377	1364	13
Sale of other real property or other investments	334	36	298	292	6
Savings	2461	178	2284	2275	9
Borrowing from a retirement plan	226	6	220	220	0
Borrowing using assets other than this property as collateral	69	12	57	57	0
Proceeds from an insurance policy	50	8	41	41	0
Payments in a lease-purchase agreement	29	8	21	21	0
From a state or local government source	52	0	52	48	4
From a non-profit organization	5	0	5	5	0
From parents or relatives	452	29	422	422	0

Other	19	0	19	19	0
No downpayment required	305	47	258	253	5
Not reported	140	24	116	116	0
Other properties	6500	2419	4080	3904	176
Not reported	58	4	54	54	0
Year Property Acquired	2238	229	2008	2000	9
1999 to 2001 (part)					
1997 and 1998	1616	226	1390	1387	4
1995 and 1996	1193	176	1017	1000	17
1990 to 1994	1792	327	1465	1439	26
1985 to 1989	1261	252	1009	984	25
1980 to 1984	768	201	566	546	20
1975 to 1979	866	324	542	522	20
1970 to 1974	568	317	251	211	40
1969 or earlier	1085	866	219	174	45
Building and Land Acquisition	10387	2553	7834	7644	190
Acquired at same time					
Not acquired at same time	786	333	453	438	15
Land not owned by building owner	106	13	94	94	0
Not reported	108	21	87	87	0
Property New or Previously Occupied When Acquired	10953	2662	8292	8105	186
Acquired by purchase					
New	3170	1024	2147	2078	69
Previously occupied by someone else	7731	1629	6102	5984	118
Converted from non-residential use	3	0	3	3	0
Other	12	4	9	9	0
Not reported	37	5	32	32	0
Other properties	318	231	88	73	15
Not reported	115	27	88	85	4
Year Structure Built	534	58	476	476	0
1999 to March 2000					
1997 and 1998	595	91	503	503	0
1995 and 1996	517	44	473	464	9
1990 to 1994	1084	199	885	867	18
1980 to 1989	1848	310	1539	1520	19
1970 to 1979	2092	576	1515	1473	43
1960 to 1969	1402	492	910	871	39
1950 to 1959	1700	622	1078	1046	32
1940 to 1949	728	231	496	468	28
1939 or earlier	888	296	592	575	17
Purchase Price	3715	374	3341	3329	12
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	65	34	31	31	0
\$20,000 to \$39,999	98	36	63	63	0
\$40,000 to \$59,999	109	32	77	68	9
\$60,000 to \$79,999	174	14	160	160	0
\$80,000 to \$99,999	336	33	303	303	0
\$100,000 to \$124,999	469	41	428	428	0
\$125,000 to \$149,999	461	31	430	430	0

\$150,000 to \$174,999	419	33	386	382	4
\$175,000 to \$199,999	264	9	255	255	0
\$200,000 to \$249,999	399	18	381	381	0
\$250,000 to \$299,999	287	43	244	244	0
\$300,000 to \$499,999	428	31	398	398	0
\$500,000 or more	207	21	187	187	0
Median	158768	123624	161666	161942	54292
Mean	206829	175652	210320	210774	88207
Other properties	7672	2546	5126	4934	193
Value	94	73	21	21	0
Less than \$20,000					
\$20,000 to \$39,999	213	122	91	79	12
\$40,000 to \$59,999	267	138	130	122	8
\$60,000 to \$79,999	492	223	269	265	4
\$80,000 to \$99,999	840	243	598	590	7
\$100,000 to \$124,999	1163	327	836	816	20
\$125,000 to \$149,999	1144	223	921	918	3
\$150,000 to \$174,999	1158	289	869	833	36
\$175,000 to \$199,999	809	155	654	638	15
\$200,000 to \$249,999	1285	301	984	960	24
\$250,000 to \$299,999	985	244	741	729	12
\$300,000 to \$499,999	1906	417	1489	1444	45
\$500,000 or more	1031	165	866	848	18
Median	184943	159591	194120	194106	194731
Mean	246507	204412	261021	261530	240480
Purchase Price as Percent of Value@8	10953	2662	8292	8105	186
Acquired by purchase					
Purchased 1997 to 2001 (part)	3715	374	3341	3329	12
Less than 60 percent	415	73	342	342	0
60 to 69 percent	463	83	380	380	0
70 to 79 percent	631	36	595	595	0
80 to 99 percent	1524	131	1393	1388	4
100 percent or more	679	51	628	620	8
Median	85	79	85	85	2177
Purchased 1990 to 1996 (part)	2845	413	2432	2394	38
Less than 40 percent	213	40	173	166	7
40 to 59 percent	516	88	428	428	0
60 to 79 percent	1098	183	914	890	24
80 to 99 percent	703	85	618	612	6
100 percent or more	307	13	294	294	0
Median	73	68	73	74	70
Purchased 1989 or earlier	4393	1874	2519	2383	136
Less than 20 percent	1365	809	556	489	67
20 to 39 percent	980	344	636	617	19
40 to 59 percent	892	305	587	577	10
60 to 79 percent	752	354	398	361	37
80 to 99 percent	191	50	141	141	0
100 percent or more	213	12	201	198	3
Median	37	27	42	43	21
Not acquired by purchase	434	258	176	157	18
Value-Income Ratio	402	190	212	208	4
Less than 1.0					
1.0 to 1.4	659	188	471	452	19
1.5 to 1.9	1049	169	880	865	15

2.0 to 2.4	1276	190	1085	1068	17
2.5 to 2.9	1212	165	1046	1029	18
3.0 to 3.4	1019	201	818	793	25
3.5 to 3.9	790	144	646	631	15
4.0 or more	4152	1379	2773	2690	84
Not reported or not computed	829	293	536	526	10
Median	3.3	51.5	3.2	3.2	3.5
Value of Capital Improvements	5804	1120	4683	4561	122
Properties with capital improvements between 1998 and 2000					
Less than \$500	95	36	60	56	4
\$500 to \$999	214	48	166	163	3
\$1,000 to \$2,499	943	185	759	742	17
\$2,500 to \$4,999	851	236	614	598	17
\$5,000 to \$7,499	1005	202	804	778	26
\$7,500 to \$9,999	321	59	261	261	0
\$10,000 to \$14,999	776	137	639	603	36
\$15,000 to \$19,999	480	62	418	414	3
\$20,000 to \$29,999	496	57	439	428	11
\$30,000 or more	623	98	524	519	5
Median	6986	5691	7312	7324	6953
Mean	13060	9764	13849	13957	9797
Properties with no capital improvements between 1998 and 2000	4446	1409	3037	2958	79
Capital improvements not reported	1137	390	747	744	4
Age Restrictions	468	106	362	362	0
Property located in subdivision restricted to people age 55 or older					
Property located in subdivision not restricted to people age 55 or older	10494	2644	7851	7646	205
Not reported	425	170	255	255	0
Neighborhood Composition	805	331	475	458	17
Property located in subdivision or neighborhood occupied predominantly by people age 55 or older					
Property located in subdivision or neighborhood not occupied predominantly by people age 55 or older	7323	1562	5761	5637	124
Don't know or not reported	3259	1027	2232	2168	64
Type of Property Benefits@1	141	17	124	118	5
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	59	4	55	55	0
Property tax relief	402	169	233	218	15
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	8775	2200	6575	6419	156
Not reported	2014	529	1484	1456	29
	598	190	409	388	21

Source of Property Benefits@1					
With property benefits					
Federal government	149	20	129	123	5
State government	231	87	143	139	5
Local government	172	61	111	101	10
Non-profit corporation	0	0	0	0	0
Not reported	50	25	25	25	0
With no property benefits	8775	2200	6575	6419	156
Not reported	2014	529	1484	1456	29
Reason for Benefits@1	598	190	409	388	21
With property benefits					
Occupied by low- or moderate-income individuals	191	31	160	147	13
Occupied by elderly or disabled individuals	147	86	61	61	0
A historic structure	7	0	7	7	0
Located in a community development or economic development area	49	4	45	39	5
Covered by a Homestead Exemption	94	17	77	69	8
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	14	0	14	14	0
Other reason	138	50	87	87	0
Not reported	39	18	22	22	0
With no property benefits	8775	2200	6575	6419	156
Not reported	2014	529	1484	1456	29
OWNER CHARACTERISTICS	3766	1365	2401	2329	71
Owner Status					
1 owner					
2 owners	7405	1485	5920	5787	134
3 or more owners	217	70	147	147	0
Age of Owner	47	4	42	42	0
Under 25					
25 to 34	1014	31	984	975	9
35 to 44	2505	120	2386	2364	22
45 to 54	2708	286	2422	2384	38
55 to 64	1986	550	1436	1365	71
65 to 74	1384	743	641	586	55
75 and over	1154	929	224	214	10
Not reported	590	257	333	333	0
Median	52	70	48	47	60
Race of Owner	10029	2655	7374	7195	179
White alone					
Black or African American alone	370	108	262	254	8
American Indian or Alaska Native alone	124	25	99	99	0
Asian alone	666	102	564	552	12
Native Hawaiian or Other Pacific Islander alone	111	8	102	99	4
Two or more races	88	22	66	63	3
	9147	2046	7101	6933	168

Sex of Owner					
Male/Male and female co-owners					
Female	2240	874	1367	1330	37
Hispanic/Latino Origin	1592	266	1326	1298	28
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	9796	2654	7142	6965	177
Veteran Status@1	3042	1092	1950	1850	100
Veteran					
Active member of Reserves or National Guard for at least 6 years	401	100	301	290	10
Persian Gulf War or after (August 1990 to present)	184	7	177	174	3
Vietnam or after (August 1964 to July 1990)	1393	241	1152	1108	44
Korean conflict or after (July 1950 to July 1964)	850	402	448	398	50
World War II or after (September 1940 to June 1950)	726	544	182	168	14
Nonveteran	7773	1622	6150	6053	97
Not reported	572	205	367	360	8
Income	973	367	606	597	10
Less than \$5,000					
\$5,000 to \$9,999	181	120	61	58	4
\$10,000 to \$14,999	259	196	63	63	0
\$15,000 to \$19,999	435	203	232	228	4
\$20,000 to \$24,999	530	182	348	334	14
\$25,000 to \$29,999	531	195	337	331	6
\$30,000 to \$34,999	629	234	395	379	15
\$35,000 to \$39,999	520	138	382	358	24
\$40,000 to \$49,999	1264	346	917	886	31
\$50,000 to \$59,999	1051	193	858	836	22
\$60,000 to \$79,999	1648	275	1373	1350	23
\$80,000 to \$99,999	1137	145	991	991	0
\$100,000 to \$119,999	835	98	737	710	27
\$120,000 or more	1395	227	1168	1142	26
Median	53535	34209	60506	60911	48538
Mean	68952	47690	76283	76526	66485
Owned Home Previously	7034	1887	5147	5021	127
Previously owned home					
Never owned home before	3940	844	3096	3017	78
Not reported	413	189	225	225	0
RECURRING EXPENSES	10085	2780	7304	7108	196
Real Estate Tax					
Acquired before 2000					
Less than \$100	1715	554	1161	1143	18
\$100 to \$199	47	17	30	30	0
\$200 to \$299	127	90	37	37	0
\$300 to \$399	195	81	114	110	4
\$400 to \$499	309	169	140	136	3
\$500 to \$599	288	144	144	139	5
\$600 to \$699	406	164	242	239	3

\$700 to \$799	405	114	291	288	4
\$800 to \$899	444	148	296	264	31
\$900 to \$999	384	101	283	276	7
\$1,000 to \$1,249	1035	209	826	798	28
\$1,250 to \$1,499	683	155	529	521	7
\$1,500 to \$1,999	1234	297	937	883	54
\$2,000 to \$2,499	873	189	684	674	10
\$2,500 or more	1823	263	1560	1538	22
Not reported	116	85	32	32	0
Median	1160	810	1284	1287	1204
Mean	1623	1100	1816	1820	1694
Acquired 2000 and 2001 (part)	1303	139	1164	1155	9
Real Estate Tax Per \$1,000 Value	10085	2780	7304	7108	196
Acquired before 2000					
Less than \$5	3197	1226	1970	1912	59
\$5 to \$9	4142	797	3345	3247	98
\$10 to \$14	1798	435	1363	1339	24
\$15 to \$19	364	98	265	265	0
\$20 to \$24	125	41	84	75	9
\$25 to \$29	59	26	33	33	0
\$30 to \$39	280	73	207	204	3
\$40 to \$49	0	0	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	4	0	4	0	4
Not reported or not computed	116	85	32	32	0
Median	7	6	7	8	7
Acquired 2000 and 2001 (part)	1303	139	1164	1155	9