

Residential Finance Survey: 2001 - West

Table 3-1e. Mortgage Status, 2- to 4-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
2- to 4-housing-unit properties	205	67	138	134	4
PROPERTY CHARACTERISTICS	167	53	114	112	2
Property Location by Geographic Area					
Inside MAs					
In central cities	81	19	62	62	0
Not in central cities	86	34	52	50	2
Outside MAs	38	14	24	22	2
Manner of Acquisition	185	50	134	130	4
By purchase					
Placed one new mortgage	133	20	113	111	2
Placed two or more new mortgages	8	3	5	5	0
Assumed mortgage(s) already on property	7	2	5	5	0
Assumed mortgage(s) already on property and placed new mortgage	3	0	3	3	0
Borrowed using assets other than this property as collateral	4	2	2	2	0
Paid all cash-no borrowing	27	21	7	5	2
Other manner	3	3	0	0	0
By inheritance or gift	16	14	2	2	0
By divorce	2	0	2	2	0
By some other manner	1	1	0	0	0
Not reported	2	2	0	0	0
Source of Downpayment@1	74	5	69	69	0
Properties purchased 1995 to 2001 (part)					
Sale of previous home	18	4	14	14	0
Sale of other real property or other investments	7	0	7	7	0
Savings	40	1	39	39	0
Borrowing from a retirement plan	5	0	5	5	0
Borrowing using assets other than this property as collateral	0	0	0	0	0
Proceeds from an insurance policy	0	0	0	0	0
Payments in a lease-purchase agreement	0	0	0	0	0
From a state or local government source	0	0	0	0	0
From a non-profit organization	0	0	0	0	0
From parents or relatives	12	0	12	12	0

Other	0	0	0	0	0
No downpayment required	0	0	0	0	0
Not reported	0	0	0	0	0
Other properties	132	62	69	65	4
Not reported	0	0	0	0	0
Year Property Acquired	44	2	42	42	0
1999 to 2001 (part)					
1997 and 1998	18	1	16	16	0
1995 and 1996	17	3	14	14	0
1990 to 1994	38	16	23	23	0
1985 to 1989	17	6	11	11	0
1980 to 1984	13	2	11	9	3
1975 to 1979	11	4	7	7	0
1970 to 1974	14	10	4	4	0
1969 or earlier	32	23	10	8	2
Building and Land Acquisition	174	45	129	125	4
Acquired at same time					
Not acquired at same time	25	21	4	4	1
Land not owned by building owner	2	0	2	2	0
Not reported	4	1	3	3	0
Property New or Previously Occupied When Acquired	185	50	134	130	4
Acquired by purchase					
New	33	19	13	13	1
Previously occupied by someone else	151	30	121	117	4
Converted from non-residential use	0	0	0	0	0
Other	0	0	0	0	0
Not reported	1	1	0	0	0
Other properties	19	15	4	4	0
Not reported	2	2	0	0	0
Year Structure Built	5	2	4	4	0
1999 to March 2000					
1997 and 1998	2	0	2	2	0
1995 and 1996	2	1	1	1	0
1990 to 1994	12	6	6	6	0
1980 to 1989	29	1	28	28	1
1970 to 1979	22	12	10	10	0
1960 to 1969	15	8	7	5	2
1950 to 1959	34	10	23	23	0
1940 to 1949	19	8	11	9	2
1939 or earlier	66	19	46	46	0
Purchase Price Per Housing Unit@8	58	3	55	55	0
Properties acquired by purchase 1997 to 2001 (part)					
Less than \$20,000	0	0	0	0	0
\$20,000 to \$39,999	7	0	7	7	0
\$40,000 to \$59,999	7	1	6	6	0
\$60,000 to \$79,999	11	0	11	11	0
\$80,000 to \$99,999	2	0	2	2	0
\$100,000 to \$124,999	8	2	6	6	0

\$125,000 to \$149,999	4	0	4	4	0
\$150,000 to \$174,999	5	0	5	5	0
\$175,000 to \$199,999	1	0	1	1	0
\$200,000 to \$249,999	3	0	3	3	0
\$250,000 to \$299,999	4	0	4	4	0
\$300,000 to \$499,999	4	0	4	4	0
\$500,000 or more	2	0	2	2	0
Median	106369	102044	107713	107713	20000-
Mean	147814	79960	151898	151898	0
Other properties	147	64	83	79	4
Value	3	3	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	0	0	0	0	0
\$40,000 to \$59,999	3	3	0	0	0
\$60,000 to \$79,999	17	7	10	10	0
\$80,000 to \$99,999	9	0	9	9	0
\$100,000 to \$124,999	15	6	9	9	0
\$125,000 to \$149,999	5	1	4	4	0
\$150,000 to \$174,999	15	7	7	7	0
\$175,000 to \$199,999	13	1	12	12	0
\$200,000 to \$249,999	31	9	23	21	2
\$250,000 to \$299,999	12	8	3	2	2
\$300,000 to \$499,999	45	15	29	29	0
\$500,000 or more	38	7	31	30	1
Median	235811	230503	237808	236527	251394
Mean	317196	232639	358545	360515	293897
Value Per Housing Unit@8	3	3	0	0	0
Less than \$20,000					
\$20,000 to \$39,999	24	13	11	11	0
\$40,000 to \$59,999	21	5	17	17	0
\$60,000 to \$79,999	18	7	11	11	0
\$80,000 to \$99,999	19	3	17	17	0
\$100,000 to \$124,999	31	9	23	21	2
\$125,000 to \$149,999	15	8	7	5	2
\$150,000 to \$174,999	14	6	9	9	0
\$175,000 to \$199,999	17	4	12	12	0
\$200,000 to \$249,999	11	5	6	6	0
\$250,000 to \$299,999	4	3	1	1	0
\$300,000 to \$499,999	19	2	17	16	1
\$500,000 or more	10	0	10	10	0
Median	113844	109710	115401	114421	125697
Mean	146630	110376	164358	164888	146949
Purchase Price as Percent of Value@8	185	50	134	130	4
Acquired by purchase					
Purchased 1997 to 2001 (part)	58	3	55	55	0
Less than 60 percent	19	2	18	18	0
60 to 69 percent	5	0	5	5	0
70 to 79 percent	5	1	4	4	0
80 to 99 percent	26	0	26	26	0
100 percent or more	2	0	2	2	0
Median	78	60-	80	80	60-
Purchased 1990 to 1996 (part)	47	10	37	37	0
Less than 40 percent	9	2	7	7	0
40 to 59 percent	8	0	8	8	0

60 to 79 percent	11	4	7	7	0
80 to 99 percent	12	0	12	12	0
100 percent or more	6	4	3	3	0
Median	70	72	69	69	40-
Purchased 1989 or earlier	79	37	43	39	4
Less than 20 percent	22	17	5	3	2
20 to 39 percent	20	7	12	12	0
40 to 59 percent	12	2	10	10	0
60 to 79 percent	11	4	7	4	3
80 to 99 percent	3	2	1	1	0
100 percent or more	11	3	8	8	0
Median	37	23	48	47	63
Not acquired by purchase	21	17	4	4	0
Value of Capital Improvements	111	25	86	84	2
Properties with capital improvements between 1998 and 2000					
Less than \$500	4	4	0	0	0
\$500 to \$999	2	0	2	2	0
\$1,000 to \$2,499	19	3	16	16	0
\$2,500 to \$4,999	18	4	14	14	1
\$5,000 to \$7,499	17	0	16	16	0
\$7,500 to \$9,999	4	2	2	2	0
\$10,000 to \$14,999	12	4	8	8	0
\$15,000 to \$19,999	5	1	4	4	0
\$20,000 to \$29,999	8	2	6	6	0
\$30,000 or more	22	5	17	16	2
Median	6914	8803	6711	6637	30000+
Mean	16903	15321	17355	17030	30464
Properties with no capital improvements between 1998 and 2000	81	35	46	44	2
Capital improvements not reported	14	8	6	6	0
Value of Capital Improvements Per Unit	111	25	86	84	2
Properties with capital improvements between 1998 and 2000					
Less than \$500	6	4	3	3	0
\$500 to \$999	8	1	6	6	0
\$1,000 to \$2,499	32	6	26	26	1
\$2,500 to \$4,999	22	5	18	18	0
\$5,000 to \$7,499	9	2	7	7	0
\$7,500 to \$9,999	4	0	4	4	0
\$10,000 to \$14,999	7	2	5	5	0
\$15,000 to \$19,999	6	2	4	4	0
\$20,000 to \$29,999	6	0	6	4	2
\$30,000 or more	10	3	7	7	0
Median	3536	3188	3624	3555	23198
Mean	7689	7355	7784	7599	15232
Properties with no capital improvements between 1998 and 2000	81	35	46	44	2
Capital improvements not reported	14	8	6	6	0
Age Restrictions	13	7	6	6	0
Property located in subdivision					

restricted to people age 55 or older					
Property located in subdivision not restricted to people age 55 or older	186	57	130	126	4
Not reported	6	4	3	3	0
Neighborhood Composition	15	7	8	8	0
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	131	39	92	89	4
Don't know or not reported	59	22	37	37	1
Type of Property Benefits@1	2	0	2	2	0
Government-sponsored below-market interest rate mortgage loan					
Other government grant or subsidy	2	2	0	0	0
Property tax relief	5	3	2	2	0
Subsidy from a non-profit corporation	0	0	0	0	0
None of the above benefits	162	50	112	109	3
Not reported	34	12	22	21	2
Source of Property Benefits@1	9	5	4	4	0
With property benefits					
Federal government	0	0	0	0	0
State government	6	3	2	2	0
Local government	2	0	2	2	0
Non-profit corporation	0	0	0	0	0
Not reported	2	2	0	0	0
With no property benefits	162	50	112	109	3
Not reported	34	12	22	21	2
Reason for Benefits@1	9	5	4	4	0
With property benefits					
Occupied by low- or moderate-income individuals	1	1	0	0	0
Occupied by elderly or disabled individuals	2	0	2	2	0
A historic structure	0	0	0	0	0
Located in a community development or economic development area	0	0	0	0	0
Covered by a Homestead Exemption	0	0	0	0	0
Covered by a Community Land Trust	0	0	0	0	0
Covered by disaster relief	0	0	0	0	0
Other reason	2	2	0	0	0
Not reported	4	2	2	2	0
With no property benefits	162	50	112	109	3
Not reported	34	12	22	21	2
OWNER CHARACTERISTICS	94	41	53	51	2

Owner Status					
1 owner					
2 owners	92	20	72	69	3
3 or more owners	20	6	13	13	0
Age of Owner	0	0	0	0	0
Under 25					
25 to 34	11	0	11	11	0
35 to 44	31	0	31	31	0
45 to 54	37	1	36	36	0
55 to 64	37	9	28	28	0
65 to 74	47	26	21	18	4
75 and over	28	21	7	6	1
Not reported	15	10	5	5	0
Median	59	71	51	51	70
Race of Owner	180	64	116	112	4
White alone					
Black or African American alone	7	1	5	5	0
American Indian or Alaska Native alone	0	0	0	0	0
Asian alone	13	2	11	11	0
Native Hawaiian or Other Pacific Islander alone	5	0	5	5	0
Two or more races	0	0	0	0	0
Sex of Owner	145	31	114	112	3
Male/Male and female co-owners					
Female	60	36	23	22	2
Hispanic/Latino Origin	46	11	34	34	0
Hispanic/Latino owner(s) only					
No Hispanic/Latino owner(s)	160	56	103	99	4
Veteran Status@1	61	20	41	40	1
Veteran					
Active member of Reserves or National Guard for at least 6 years	6	2	4	4	0
Persian Gulf War or after (August 1990 to present)	5	0	5	5	0
Vietnam or after (August 1964 to July 1990)	27	6	21	21	0
Korean conflict or after (July 1950 to July 1964)	15	6	9	9	0
World War II or after (September 1940 to June 1950)	16	11	5	4	1
Nonveteran	127	37	90	86	4
Not reported	18	11	7	7	0
Income	17	7	9	9	0
Less than \$5,000					
\$5,000 to \$9,999	0	0	0	0	0
\$10,000 to \$14,999	9	6	3	3	0
\$15,000 to \$19,999	8	1	7	7	0
\$20,000 to \$24,999	17	7	10	10	0
\$25,000 to \$29,999	17	14	3	3	0
\$30,000 to \$34,999	9	4	5	5	0

\$35,000 to \$39,999	11	3	8	8	0
\$40,000 to \$49,999	11	2	9	9	0
\$50,000 to \$59,999	21	4	17	17	0
\$60,000 to \$79,999	40	16	24	24	1
\$80,000 to \$99,999	14	0	14	12	2
\$100,000 to \$119,999	9	0	8	8	0
\$120,000 or more	24	4	20	18	2
Median	52093	29588	58333	57146	99442
Mean	71362	49168	82215	74379	339347
Owned Home Previously	132	45	86	82	4
Previously owned home					
Never owned home before	62	13	49	49	0
Not reported	12	9	3	3	0
RECURRING EXPENSES	186	67	119	115	4
Real Estate Tax Per Housing Unit					
Acquired before 2000					
Less than \$100	25	12	13	12	2
\$100 to \$199	8	7	1	1	0
\$200 to \$299	13	1	12	12	0
\$300 to \$399	11	7	4	4	0
\$400 to \$499	11	3	9	9	0
\$500 to \$599	21	16	5	5	0
\$600 to \$699	14	1	13	13	0
\$700 to \$799	9	0	9	9	0
\$800 to \$899	0	0	0	0	0
\$900 to \$999	4	0	4	4	0
\$1,000 to \$1,249	24	8	16	14	2
\$1,250 to \$1,499	3	0	3	3	0
\$1,500 to \$1,999	11	2	9	8	1
\$2,000 to \$2,499	12	8	5	5	0
\$2,500 or more	14	0	14	14	0
Not reported	6	3	3	3	0
Median	600	512	711	706	1063
Mean	926	676	1064	1077	697
Acquired 2000 and 2001 (part)	19	0	19	19	0
Real Estate Tax Per \$1,000 Value	186	67	119	115	4
Acquired before 2000					
Less than \$5	59	26	33	31	2
\$5 to \$9	64	18	46	43	3
\$10 to \$14	39	9	29	29	0
\$15 to \$19	11	6	5	5	0
\$20 to \$24	3	3	0	0	0
\$25 to \$29	2	2	0	0	0
\$30 to \$39	3	0	3	3	0
\$40 to \$49	0	0	0	0	0
\$50 to \$59	0	0	0	0	0
\$60 or more	0	0	0	0	0
Not reported or not computed	6	3	3	3	0
Median	7	6	7	7	5
Acquired 2000 and 2001 (part)	19	0	19	19	0