

Residential Finance Survey: 2001 - South

Table 8-1d. Mortgage Status, Condominium 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.

Monthly Rental Receipts, Rental Receipts as Percent of Value, Rental Vacancy Losses as Percent of Potential Receipts, and Real Estate Tax as Percent of Rental Receipts acquired before 2000 exclude properties with less than half of units in rental market during all of year preceding survey and cooperatively owned apartments^^

| | Mortgaged properties | | | | |
|---|----------------------|-------------------------|----------------------------|--|---|
| | Total properties | Nonmortgaged properties | Total mortgaged properties | Properties with traditional first mortgage@3 | Properties with home equity line of credit only |
| Homeowner condominium properties | 1242 | 591 | 651 | 634 | 17 |
| PROPERTY CHARACTERISTICS | 1189 | 557 | 632 | 615 | 17 |
| Property Location by Geographic Area | | | | | |
| Inside MAs | | | | | |
| In central cities | 332 | 143 | 189 | 187 | 2 |
| Not in central cities | 857 | 415 | 443 | 428 | 14 |
| Outside MAs | 52 | 34 | 19 | 19 | 0 |
| Manner of Acquisition | 1096 | 521 | 575 | 560 | 15 |
| By purchase | | | | | |
| Placed one new mortgage | 669 | 133 | 536 | 530 | 6 |
| Placed two or more new mortgages | 12 | 0 | 12 | 12 | 0 |
| Assumed mortgage(s) already on property | 25 | 14 | 11 | 11 | 0 |
| Assumed mortgage(s) already on property and placed new mortgage | 1 | 0 | 1 | 1 | 0 |
| Borrowed using assets other than this property as collateral | 8 | 6 | 2 | 0 | 2 |
| Paid all cash-no borrowing | 380 | 369 | 12 | 5 | 6 |
| Other manner | 0 | 0 | 0 | 0 | 0 |
| By inheritance or gift | 31 | 30 | 1 | 1 | 0 |
| By divorce | 4 | 1 | 2 | 2 | 0 |
| By some other manner | 40 | 12 | 28 | 28 | 0 |
| Not reported | 71 | 27 | 45 | 43 | 2 |
| Source of Downpayment@1 | 625 | 214 | 411 | 407 | 4 |
| Properties purchased 1995 to 2001 (part) | | | | | |
| Sale of previous home | 189 | 86 | 103 | 101 | 2 |
| Sale of other real property or other investments | 50 | 25 | 25 | 23 | 2 |
| Savings | 317 | 57 | 259 | 257 | 2 |
| Borrowing from a retirement plan | 7 | 1 | 5 | 5 | 0 |
| Borrowing using assets other than this property as collateral | 16 | 8 | 8 | 8 | 0 |
| Proceeds from an insurance policy | 1 | 0 | 1 | 1 | 0 |
| Payments in a lease-purchase agreement | 6 | 6 | 0 | 0 | 0 |

| | | | | | |
|--|-------------|------------|------------|------------|-----------|
| From a state or local government source | 0 | 0 | 0 | 0 | 0 |
| From a non-profit organization | 6 | 0 | 6 | 6 | 0 |
| From parents or relatives | 44 | 11 | 33 | 33 | 0 |
| Other | 16 | 5 | 11 | 11 | 0 |
| No downpayment required | 48 | 27 | 21 | 21 | 0 |
| Not reported | 33 | 18 | 15 | 15 | 0 |
| Other properties | 580 | 368 | 212 | 200 | 12 |
| Not reported | 37 | 9 | 28 | 28 | 0 |
| Year Property Acquired | 363 | 110 | 253 | 249 | 4 |
| 1999 to 2001 (part) | | | | | |
| 1997 and 1998 | 211 | 80 | 130 | 130 | 0 |
| 1995 and 1996 | 117 | 45 | 72 | 72 | 0 |
| 1990 to 1994 | 232 | 124 | 108 | 104 | 5 |
| 1985 to 1989 | 127 | 86 | 42 | 40 | 2 |
| 1980 to 1984 | 80 | 52 | 28 | 22 | 6 |
| 1975 to 1979 | 68 | 54 | 14 | 14 | 0 |
| 1970 to 1974 | 33 | 33 | 0 | 0 | 0 |
| 1969 or earlier | 11 | 7 | 4 | 4 | 0 |
| Building and Land Acquisition | 908 | 460 | 448 | 437 | 11 |
| Acquired at same time | | | | | |
| Not acquired at same time | 17 | 7 | 10 | 10 | 0 |
| Land not owned by building owner | 272 | 107 | 165 | 159 | 6 |
| Not reported | 45 | 17 | 28 | 28 | 0 |
| Property New or Previously Occupied When Acquired | 1096 | 521 | 575 | 560 | 15 |
| Acquired by purchase | | | | | |
| New | 248 | 135 | 113 | 109 | 4 |
| Previously occupied by someone else | 833 | 380 | 453 | 442 | 11 |
| Converted from non-residential use | 5 | 2 | 3 | 3 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 |
| Not reported | 11 | 5 | 6 | 6 | 0 |
| Other properties | 74 | 43 | 31 | 31 | 0 |
| Not reported | 71 | 27 | 45 | 43 | 2 |
| Year Structure Built | 47 | 13 | 34 | 34 | 0 |
| 1999 to March 2000 | | | | | |
| 1997 and 1998 | 69 | 19 | 50 | 50 | 0 |
| 1995 and 1996 | 49 | 16 | 33 | 33 | 0 |
| 1990 to 1994 | 143 | 62 | 81 | 76 | 5 |
| 1980 to 1989 | 402 | 191 | 211 | 207 | 4 |
| 1970 to 1979 | 369 | 202 | 168 | 166 | 2 |
| 1960 to 1969 | 97 | 59 | 38 | 33 | 5 |
| 1950 to 1959 | 26 | 12 | 14 | 14 | 0 |
| 1940 to 1949 | 12 | 8 | 5 | 3 | 2 |
| 1939 or earlier | 27 | 10 | 17 | 17 | 0 |
| Purchase Price | 531 | 175 | 356 | 352 | 4 |
| Properties acquired by purchase 1997 to 2001 (part) | | | | | |
| Less than \$20,000 | 20 | 19 | 1 | 1 | 0 |
| \$20,000 to \$39,999 | 44 | 22 | 22 | 22 | 0 |
| \$40,000 to \$59,999 | 79 | 21 | 59 | 57 | 2 |

| | | | | | |
|--------------------------------------|--------|--------|--------|--------|-------|
| \$60,000 to \$79,999 | 90 | 30 | 61 | 61 | 0 |
| \$80,000 to \$99,999 | 66 | 14 | 52 | 50 | 2 |
| \$100,000 to \$124,999 | 78 | 33 | 45 | 45 | 0 |
| \$125,000 to \$149,999 | 56 | 17 | 39 | 39 | 0 |
| \$150,000 to \$174,999 | 19 | 10 | 10 | 10 | 0 |
| \$175,000 to \$199,999 | 17 | 0 | 17 | 17 | 0 |
| \$200,000 to \$249,999 | 20 | 1 | 18 | 18 | 0 |
| \$250,000 to \$299,999 | 18 | 6 | 12 | 12 | 0 |
| \$300,000 to \$499,999 | 14 | 2 | 12 | 12 | 0 |
| \$500,000 or more | 10 | 0 | 10 | 10 | 0 |
| Median | 89429 | 77003 | 93686 | 94287 | 80494 |
| Mean | 115751 | 88518 | 129103 | 129819 | 71969 |
| Other properties | 711 | 416 | 295 | 282 | 12 |
| Value | 21 | 19 | 2 | 2 | 0 |
| Less than \$20,000 | | | | | |
| \$20,000 to \$39,999 | 79 | 49 | 30 | 30 | 0 |
| \$40,000 to \$59,999 | 127 | 76 | 51 | 51 | 0 |
| \$60,000 to \$79,999 | 226 | 115 | 110 | 104 | 6 |
| \$80,000 to \$99,999 | 234 | 91 | 142 | 139 | 4 |
| \$100,000 to \$124,999 | 155 | 59 | 96 | 91 | 4 |
| \$125,000 to \$149,999 | 118 | 47 | 70 | 70 | 0 |
| \$150,000 to \$174,999 | 51 | 24 | 27 | 25 | 2 |
| \$175,000 to \$199,999 | 41 | 23 | 19 | 19 | 0 |
| \$200,000 to \$249,999 | 70 | 37 | 33 | 33 | 0 |
| \$250,000 to \$299,999 | 50 | 30 | 19 | 19 | 0 |
| \$300,000 to \$499,999 | 55 | 17 | 38 | 38 | 0 |
| \$500,000 or more | 16 | 4 | 12 | 12 | 0 |
| Median | 94398 | 87979 | 98511 | 98727 | 90947 |
| Mean | 122092 | 113340 | 130042 | 130996 | 93552 |
| Purchase Price as Percent of Value@8 | 1096 | 521 | 575 | 560 | 15 |
| Acquired by purchase | | | | | |
| Purchased 1997 to 2001 (part) | 515 | 169 | 346 | 341 | 4 |
| Less than 60 percent | 32 | 21 | 11 | 11 | 0 |
| 60 to 69 percent | 54 | 26 | 28 | 28 | 0 |
| 70 to 79 percent | 76 | 25 | 51 | 49 | 2 |
| 80 to 99 percent | 255 | 67 | 188 | 186 | 2 |
| 100 percent or more | 97 | 30 | 68 | 68 | 0 |
| Median | 87 | 83 | 88 | 88 | 79 |
| Purchased 1990 to 1996 (part) | 311 | 150 | 161 | 157 | 5 |
| Less than 40 percent | 1 | 0 | 1 | 1 | 0 |
| 40 to 59 percent | 28 | 15 | 14 | 14 | 0 |
| 60 to 79 percent | 123 | 57 | 65 | 63 | 2 |
| 80 to 99 percent | 116 | 50 | 66 | 66 | 0 |
| 100 percent or more | 43 | 28 | 15 | 13 | 2 |
| Median | 80 | 81 | 80 | 80 | 79 |
| Purchased 1989 or earlier | 270 | 202 | 67 | 62 | 6 |
| Less than 20 percent | 12 | 6 | 6 | 6 | 0 |
| 20 to 39 percent | 31 | 30 | 1 | 1 | 0 |
| 40 to 59 percent | 63 | 46 | 17 | 14 | 2 |
| 60 to 79 percent | 108 | 79 | 29 | 25 | 4 |
| 80 to 99 percent | 40 | 32 | 8 | 8 | 0 |
| 100 percent or more | 15 | 9 | 6 | 6 | 0 |
| Median | 65 | 64 | 66 | 67 | 63 |
| Not acquired by purchase | 146 | 69 | 76 | 74 | 2 |
| Value-Income Ratio | 165 | 103 | 62 | 62 | 0 |

| | | | | | |
|---|------|------|-------|-------|------|
| Less than 1.0 | | | | | |
| 1.0 to 1.4 | 170 | 88 | 82 | 81 | 2 |
| 1.5 to 1.9 | 128 | 34 | 94 | 90 | 4 |
| 2.0 to 2.4 | 142 | 39 | 103 | 100 | 2 |
| 2.5 to 2.9 | 89 | 31 | 58 | 58 | 0 |
| 3.0 to 3.4 | 112 | 51 | 61 | 61 | 0 |
| 3.5 to 3.9 | 71 | 43 | 28 | 26 | 2 |
| 4.0 or more | 216 | 124 | 92 | 85 | 7 |
| Not reported or not computed | 149 | 78 | 71 | 71 | 0 |
| Median | 2.3 | 2.4 | 2.3 | 2.2 | 3.6 |
| Value of Capital Improvements | 404 | 171 | 233 | 221 | 12 |
| Properties with capital improvements between 1998 and 2000 | | | | | |
| Less than \$500 | 26 | 12 | 14 | 14 | 0 |
| \$500 to \$999 | 22 | 9 | 12 | 12 | 0 |
| \$1,000 to \$2,499 | 129 | 64 | 66 | 64 | 2 |
| \$2,500 to \$4,999 | 79 | 31 | 48 | 43 | 4 |
| \$5,000 to \$7,499 | 64 | 23 | 41 | 38 | 2 |
| \$7,500 to \$9,999 | 12 | 4 | 8 | 6 | 2 |
| \$10,000 to \$14,999 | 21 | 14 | 7 | 5 | 2 |
| \$15,000 to \$19,999 | 27 | 6 | 21 | 21 | 0 |
| \$20,000 to \$29,999 | 3 | 0 | 3 | 3 | 0 |
| \$30,000 or more | 22 | 7 | 15 | 15 | 0 |
| Median | 3299 | 2555 | 3789 | 3659 | 5095 |
| Mean | 8537 | 5598 | 10690 | 10988 | 5331 |
| Properties with no capital improvements between 1998 and 2000 | 610 | 302 | 308 | 303 | 4 |
| Capital improvements not reported | 228 | 118 | 110 | 110 | 0 |
| Age Restrictions | 240 | 189 | 51 | 47 | 5 |
| Condominium building restricted to people age 55 or older | | | | | |
| Condominium building not restricted to people age 55 or older | 917 | 349 | 568 | 556 | 12 |
| Not reported | 85 | 53 | 32 | 32 | 0 |
| Type of Property Benefits@1 | 12 | 0 | 12 | 12 | 0 |
| Government-sponsored below-market interest rate mortgage loan | | | | | |
| Other government grant or subsidy | 0 | 0 | 0 | 0 | 0 |
| Property tax relief | 62 | 37 | 24 | 23 | 2 |
| Subsidy from a non-profit corporation | 6 | 6 | 0 | 0 | 0 |
| None of the above benefits | 858 | 411 | 447 | 434 | 13 |
| Not reported | 310 | 142 | 168 | 166 | 2 |
| Source of Property Benefits@1 | 73 | 37 | 36 | 34 | 2 |
| With property benefits | | | | | |
| Federal government | 10 | 1 | 8 | 8 | 0 |
| State government | 36 | 23 | 13 | 11 | 2 |
| Local government | 20 | 5 | 15 | 15 | 0 |
| Non-profit corporation | 6 | 6 | 0 | 0 | 0 |

| | | | | | |
|---|------|-----|-----|-----|----|
| Not reported | 3 | 1 | 1 | 1 | 0 |
| With no property benefits | 858 | 411 | 447 | 434 | 13 |
| Not reported | 310 | 142 | 168 | 166 | 2 |
| Reason for Benefits@1 | 73 | 37 | 36 | 34 | 2 |
| With property benefits | | | | | |
| Occupied by low- or moderate-income individuals | 14 | 8 | 6 | 6 | 0 |
| Occupied by elderly or disabled individuals | 12 | 7 | 5 | 5 | 0 |
| A historic structure | 2 | 0 | 2 | 2 | 0 |
| Located in a community development or economic development area | 3 | 1 | 1 | 1 | 0 |
| Covered by a Homestead Exemption | 47 | 27 | 21 | 19 | 2 |
| Covered by a Community Land Trust | 0 | 0 | 0 | 0 | 0 |
| Covered by disaster relief | 0 | 0 | 0 | 0 | 0 |
| Other reason | 0 | 0 | 0 | 0 | 0 |
| Not reported | 6 | 1 | 4 | 4 | 0 |
| With no property benefits | 858 | 411 | 447 | 434 | 13 |
| Not reported | 310 | 142 | 168 | 166 | 2 |
| OWNER CHARACTERISTICS | 734 | 313 | 421 | 413 | 9 |
| Owner Status | | | | | |
| 1 owner | | | | | |
| 2 owners | 446 | 239 | 206 | 200 | 6 |
| 3 or more owners | 62 | 39 | 23 | 21 | 2 |
| Age of Owner | 13 | 0 | 13 | 13 | 0 |
| Under 25 | | | | | |
| 25 to 34 | 92 | 5 | 87 | 87 | 0 |
| 35 to 44 | 130 | 32 | 98 | 98 | 0 |
| 45 to 54 | 194 | 52 | 142 | 139 | 2 |
| 55 to 64 | 198 | 71 | 127 | 122 | 6 |
| 65 to 74 | 217 | 130 | 87 | 81 | 6 |
| 75 and over | 254 | 202 | 52 | 50 | 2 |
| Not reported | 144 | 99 | 45 | 45 | 0 |
| Median | 61 | 71 | 52 | 51 | 65 |
| Race of Owner | 1152 | 565 | 588 | 573 | 14 |
| White alone | | | | | |
| Black or African American alone | 42 | 10 | 32 | 32 | 0 |
| American Indian or Alaska Native alone | 0 | 0 | 0 | 0 | 0 |
| Asian alone | 43 | 13 | 29 | 27 | 2 |
| Native Hawaiian or Other Pacific Islander alone | 0 | 0 | 0 | 0 | 0 |
| Two or more races | 5 | 3 | 2 | 2 | 0 |
| Sex of Owner | 759 | 376 | 383 | 375 | 8 |
| Male/Male and female co-owners | | | | | |
| Female | 482 | 215 | 268 | 259 | 9 |
| Hispanic/Latino Origin | 144 | 52 | 92 | 90 | 2 |
| Hispanic/Latino owner(s) only | | | | | |

| | | | | | |
|--|-------|-------|-------|-------|-------|
| No Hispanic/Latino owner(s) | 1098 | 539 | 559 | 544 | 15 |
| Veteran Status@1 | 274 | 166 | 108 | 98 | 10 |
| Veteran | | | | | |
| Active member of Reserves or National Guard for at least 6 years | 20 | 6 | 14 | 14 | 0 |
| Persian Gulf War or after (August 1990 to present) | 10 | 2 | 8 | 8 | 0 |
| Vietnam or after (August 1964 to July 1990) | 33 | 12 | 21 | 19 | 2 |
| Korean conflict or after (July 1950 to July 1964) | 95 | 50 | 44 | 36 | 8 |
| World War II or after (September 1940 to June 1950) | 140 | 113 | 26 | 26 | 0 |
| Nonveteran | 834 | 349 | 485 | 478 | 6 |
| Not reported | 135 | 76 | 58 | 58 | 0 |
| Income | 173 | 94 | 79 | 79 | 0 |
| Less than \$5,000 | | | | | |
| \$5,000 to \$9,999 | 29 | 24 | 5 | 5 | 0 |
| \$10,000 to \$14,999 | 68 | 48 | 20 | 18 | 2 |
| \$15,000 to \$19,999 | 68 | 39 | 29 | 29 | 0 |
| \$20,000 to \$24,999 | 80 | 39 | 41 | 35 | 6 |
| \$25,000 to \$29,999 | 65 | 38 | 27 | 25 | 2 |
| \$30,000 to \$34,999 | 84 | 40 | 44 | 44 | 0 |
| \$35,000 to \$39,999 | 78 | 18 | 61 | 61 | 0 |
| \$40,000 to \$49,999 | 104 | 35 | 69 | 67 | 2 |
| \$50,000 to \$59,999 | 86 | 32 | 54 | 52 | 2 |
| \$60,000 to \$79,999 | 147 | 67 | 79 | 78 | 2 |
| \$80,000 to \$99,999 | 78 | 26 | 52 | 52 | 0 |
| \$100,000 to \$119,999 | 51 | 29 | 22 | 22 | 0 |
| \$120,000 or more | 130 | 61 | 68 | 68 | 0 |
| Median | 38426 | 31653 | 42851 | 43336 | 24839 |
| Mean | 58964 | 58031 | 59810 | 60533 | 32169 |
| Owned Home Previously | 831 | 460 | 371 | 358 | 13 |
| Previously owned home | | | | | |
| Never owned home before | 305 | 62 | 243 | 239 | 4 |
| Not reported | 105 | 68 | 37 | 37 | 0 |
| RECURRING EXPENSES | 995 | 520 | 475 | 461 | 14 |
| Real Estate Tax | | | | | |
| Acquired before 2000 | | | | | |
| Less than \$100 | 236 | 111 | 126 | 124 | 2 |
| \$100 to \$199 | 18 | 14 | 4 | 4 | 0 |
| \$200 to \$299 | 30 | 18 | 13 | 13 | 0 |
| \$300 to \$399 | 34 | 22 | 12 | 12 | 0 |
| \$400 to \$499 | 37 | 20 | 17 | 15 | 2 |
| \$500 to \$599 | 35 | 18 | 17 | 17 | 0 |
| \$600 to \$699 | 46 | 25 | 20 | 20 | 0 |
| \$700 to \$799 | 60 | 30 | 30 | 30 | 0 |
| \$800 to \$899 | 52 | 24 | 27 | 23 | 5 |
| \$900 to \$999 | 28 | 13 | 16 | 16 | 0 |
| \$1,000 to \$1,249 | 100 | 52 | 48 | 46 | 2 |
| \$1,250 to \$1,499 | 59 | 26 | 33 | 31 | 2 |
| \$1,500 to \$1,999 | 103 | 71 | 31 | 31 | 0 |
| \$2,000 to \$2,499 | 54 | 20 | 33 | 31 | 2 |

| | | | | | |
|---|------|------|------|------|------|
| \$2,500 or more | 85 | 42 | 43 | 43 | 0 |
| Not reported | 20 | 15 | 4 | 4 | 0 |
| Median | 786 | 784 | 787 | 776 | 871 |
| Mean | 1067 | 1023 | 1113 | 1117 | 1004 |
| Acquired 2000 and 2001 (part) | 247 | 71 | 176 | 174 | 2 |
| Real Estate Tax Per \$1,000 Value | 995 | 520 | 475 | 461 | 14 |
| Acquired before 2000 | | | | | |
| Less than \$5 | 294 | 145 | 149 | 147 | 2 |
| \$5 to \$9 | 282 | 150 | 132 | 130 | 2 |
| \$10 to \$14 | 230 | 125 | 105 | 98 | 7 |
| \$15 to \$19 | 89 | 37 | 53 | 49 | 4 |
| \$20 to \$24 | 49 | 28 | 22 | 22 | 0 |
| \$25 to \$29 | 6 | 6 | 0 | 0 | 0 |
| \$30 to \$39 | 10 | 10 | 0 | 0 | 0 |
| \$40 to \$49 | 0 | 0 | 0 | 0 | 0 |
| \$50 to \$59 | 8 | 2 | 6 | 6 | 0 |
| \$60 or more | 6 | 2 | 4 | 4 | 0 |
| Not reported or not computed | 20 | 15 | 4 | 4 | 0 |
| Median | 8 | 8 | 8 | 8 | 12 |
| Acquired 2000 and 2001 (part) | 247 | 71 | 176 | 174 | 2 |
| Rental and vacant condominium properties | 631 | 355 | 276 | 266 | 11 |
| PROPERTY CHARACTERISTICS | 505 | 280 | 225 | 222 | 3 |
| Property Location by Geographic Area | | | | | |
| Inside MAs | | | | | |
| In central cities | 215 | 128 | 86 | 86 | 0 |
| Not in central cities | 290 | 151 | 139 | 136 | 3 |
| Outside MAs | 127 | 75 | 52 | 44 | 8 |
| Manner of Acquisition | 454 | 244 | 211 | 206 | 5 |
| By purchase | | | | | |
| Placed one new mortgage | 291 | 91 | 199 | 196 | 3 |
| Placed two or more new mortgages | 6 | 2 | 4 | 4 | 0 |
| Assumed mortgage(s) already on property | 13 | 7 | 6 | 6 | 0 |
| Assumed mortgage(s) already on property and placed new mortgage | 2 | 2 | 0 | 0 | 0 |
| Borrowed using assets other than this property as collateral | 12 | 12 | 0 | 0 | 0 |
| Paid all cash-no borrowing | 125 | 125 | 0 | 0 | 0 |
| Other manner | 5 | 4 | 2 | 0 | 2 |
| By inheritance or gift | 40 | 32 | 8 | 8 | 0 |
| By divorce | 0 | 0 | 0 | 0 | 0 |
| By tax free exchange of other property | 6 | 4 | 2 | 2 | 0 |
| By foreclosure or assignment | 9 | 5 | 4 | 4 | 0 |
| By some other manner | 51 | 34 | 17 | 16 | 1 |
| Not reported | 71 | 37 | 34 | 30 | 4 |
| Source of Downpayment@1 | 190 | 72 | 119 | 119 | 0 |
| Properties purchased 1995 to 2001 (part) | | | | | |

| | | | | | |
|---|-----|-----|-----|-----|----|
| Sale of stock or other partnership shares for this project | 5 | 3 | 2 | 2 | 0 |
| Sale of previously owned stocks, shares, or other securities | 5 | 2 | 3 | 3 | 0 |
| Sale of land or other real estate | 14 | 6 | 7 | 7 | 0 |
| Owner's cash, bank deposits, share accounts, or bonds | 123 | 35 | 88 | 88 | 0 |
| Borrowing from a retirement plan | 2 | 2 | 0 | 0 | 0 |
| Borrowing using assets other than this property as collateral | 3 | 2 | 2 | 2 | 0 |
| Proceeds from an insurance policy | 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 |
| Proceeds from sale of tax credits | 0 | 0 | 0 | 0 | 0 |
| From parents or relatives | 6 | 2 | 5 | 5 | 0 |
| Other cash source | 2 | 2 | 0 | 0 | 0 |
| Non-cash source | 0 | 0 | 0 | 0 | 0 |
| No downpayment required | 10 | 2 | 8 | 8 | 0 |
| Not reported | 31 | 21 | 10 | 10 | 0 |
| Other properties | 404 | 270 | 134 | 123 | 11 |
| Not reported | 37 | 13 | 24 | 24 | 0 |
| Year Property Acquired | 137 | 55 | 82 | 81 | 1 |
| 1999 to 2001 (part) | | | | | |
| 1997 and 1998 | 83 | 35 | 48 | 48 | 0 |
| 1995 and 1996 | 71 | 38 | 33 | 33 | 0 |
| 1990 to 1994 | 113 | 66 | 47 | 38 | 9 |
| 1985 to 1989 | 88 | 59 | 29 | 29 | 0 |
| 1980 to 1984 | 60 | 40 | 21 | 21 | 0 |
| 1975 to 1979 | 38 | 24 | 14 | 14 | 0 |
| 1970 to 1974 | 21 | 18 | 3 | 3 | 0 |
| 1969 or earlier | 21 | 21 | 0 | 0 | 0 |
| Building and Land Acquisition | 396 | 212 | 184 | 179 | 5 |
| Acquired at same time | | | | | |
| Not acquired at same time | 9 | 9 | 0 | 0 | 0 |
| Land not owned by building owner | 180 | 107 | 74 | 72 | 1 |
| Not reported | 46 | 27 | 19 | 14 | 4 |
| Property New or Previously Owned When Acquired | 454 | 244 | 211 | 206 | 5 |
| Acquired by purchase | | | | | |
| New | 103 | 57 | 46 | 46 | 0 |
| Previously owned | 335 | 172 | 162 | 157 | 5 |
| As residential property | 329 | 172 | 156 | 152 | 5 |
| Converted from nonresidential use | 6 | 0 | 6 | 6 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 |
| Not reported | 16 | 14 | 3 | 3 | 0 |
| Other properties | 106 | 74 | 31 | 30 | 1 |
| Not reported | 71 | 37 | 34 | 30 | 4 |
| Year Structure Built | 24 | 14 | 11 | 11 | 0 |
| 1999 to March 2000 | | | | | |
| 1997 and 1998 | 17 | 3 | 13 | 13 | 0 |
| 1995 and 1996 | 19 | 3 | 16 | 16 | 0 |

| | | | | | |
|--|---------------|---------------|---------------|---------------|---------------|
| 1990 to 1994 | 35 | 10 | 24 | 24 | 0 |
| 1980 to 1989 | 194 | 121 | 72 | 71 | 2 |
| 1970 to 1979 | 205 | 110 | 95 | 90 | 6 |
| 1960 to 1969 | 66 | 44 | 22 | 22 | 0 |
| 1950 to 1959 | 42 | 34 | 8 | 8 | 0 |
| 1940 to 1949 | 14 | 9 | 5 | 5 | 0 |
| 1939 or earlier | 16 | 7 | 9 | 5 | 3 |
| Purchase Price | 166 | 68 | 98 | 98 | 0 |
| Properties acquired by purchase 1997 to 2001 (part) | | | | | |
| Less than \$20,000 | 7 | 3 | 5 | 5 | 0 |
| \$20,000 to \$39,999 | 29 | 15 | 14 | 14 | 0 |
| \$40,000 to \$59,999 | 55 | 26 | 29 | 29 | 0 |
| \$60,000 to \$79,999 | 15 | 0 | 15 | 15 | 0 |
| \$80,000 to \$99,999 | 8 | 4 | 4 | 4 | 0 |
| \$100,000 to \$124,999 | 15 | 6 | 9 | 9 | 0 |
| \$125,000 to \$149,999 | 7 | 0 | 7 | 7 | 0 |
| \$150,000 to \$174,999 | 10 | 5 | 5 | 5 | 0 |
| \$175,000 to \$199,999 | 2 | 0 | 2 | 2 | 0 |
| \$200,000 to \$249,999 | 8 | 5 | 3 | 3 | 0 |
| \$250,000 to \$299,999 | 5 | 2 | 2 | 2 | 0 |
| \$300,000 to \$499,999 | 5 | 3 | 2 | 2 | 0 |
| \$500,000 or more | 0 | 0 | 0 | 0 | 0 |
| Median | 56708 | 52394 | 61040 | 61040 | 20000- |
| Mean | 85713 | 87762 | 84303 | 84303 | 0 |
| Other properties | 466 | 287 | 178 | 168 | 11 |
| Value | 18 | 16 | 2 | 2 | 0 |
| Less than \$20,000 | | | | | |
| \$20,000 to \$39,999 | 71 | 52 | 20 | 17 | 3 |
| \$40,000 to \$59,999 | 147 | 80 | 66 | 59 | 7 |
| \$60,000 to \$79,999 | 84 | 37 | 47 | 47 | 0 |
| \$80,000 to \$99,999 | 77 | 33 | 45 | 45 | 0 |
| \$100,000 to \$124,999 | 58 | 35 | 23 | 23 | 0 |
| \$125,000 to \$149,999 | 27 | 15 | 12 | 12 | 0 |
| \$150,000 to \$174,999 | 31 | 11 | 20 | 20 | 0 |
| \$175,000 to \$199,999 | 16 | 6 | 11 | 11 | 0 |
| \$200,000 to \$249,999 | 36 | 22 | 14 | 14 | 0 |
| \$250,000 to \$299,999 | 30 | 20 | 10 | 10 | 0 |
| \$300,000 to \$499,999 | 16 | 12 | 4 | 4 | 0 |
| \$500,000 or more | 19 | 16 | 3 | 3 | 0 |
| Median | 78868 | 75838 | 81310 | 83664 | 45487 |
| Mean | 116272 | 124829 | 105293 | 107999 | 36861 |
| Purchase Price as Percent of Value@8 | 454 | 244 | 211 | 206 | 5 |
| Acquired by purchase | | | | | |
| Purchased 1997 to 2001 (part) | 151 | 59 | 92 | 92 | 0 |
| Less than 60 percent | 30 | 11 | 19 | 19 | 0 |
| 60 to 69 percent | 17 | 7 | 10 | 10 | 0 |
| 70 to 79 percent | 16 | 4 | 12 | 12 | 0 |
| 80 to 99 percent | 51 | 7 | 44 | 44 | 0 |
| 100 percent or more | 37 | 30 | 8 | 8 | 0 |
| Median | 84 | 100+ | 82 | 82 | 60- |
| Purchased 1990 to 1996 (part) | 121 | 62 | 59 | 54 | 5 |
| Less than 40 percent | 0 | 0 | 0 | 0 | 0 |
| 40 to 59 percent | 23 | 10 | 13 | 9 | 3 |

| | | | | | |
|---|------|------|------|------|------|
| 60 to 79 percent | 34 | 21 | 13 | 13 | 0 |
| 80 to 99 percent | 38 | 18 | 20 | 20 | 0 |
| 100 percent or more | 26 | 13 | 13 | 11 | 2 |
| Median | 81 | 79 | 83 | 84 | 54 |
| Purchased 1989 or earlier | 182 | 122 | 60 | 60 | 0 |
| Less than 20 percent | 0 | 0 | 0 | 0 | 0 |
| 20 to 39 percent | 20 | 14 | 6 | 6 | 0 |
| 40 to 59 percent | 37 | 17 | 20 | 20 | 0 |
| 60 to 79 percent | 63 | 53 | 11 | 11 | 0 |
| 80 to 99 percent | 19 | 17 | 2 | 2 | 0 |
| 100 percent or more | 43 | 22 | 21 | 21 | 0 |
| Median | 70 | 71 | 67 | 67 | 20- |
| Not acquired by purchase | 177 | 111 | 66 | 60 | 6 |
| Value of Capital Improvements | 217 | 105 | 111 | 101 | 11 |
| Properties with capital improvements between 1998 and 2000 | | | | | |
| Less than \$500 | 4 | 0 | 4 | 4 | 0 |
| \$500 to \$999 | 31 | 14 | 17 | 14 | 3 |
| \$1,000 to \$2,499 | 64 | 35 | 29 | 28 | 1 |
| \$2,500 to \$4,999 | 43 | 19 | 24 | 23 | 2 |
| \$5,000 to \$7,499 | 30 | 15 | 15 | 11 | 4 |
| \$7,500 to \$9,999 | 10 | 4 | 7 | 7 | 0 |
| \$10,000 to \$14,999 | 17 | 10 | 7 | 7 | 0 |
| \$15,000 to \$19,999 | 5 | 4 | 2 | 2 | 0 |
| \$20,000 to \$29,999 | 3 | 1 | 1 | 1 | 0 |
| \$30,000 or more | 9 | 4 | 5 | 5 | 0 |
| Median | 3020 | 3037 | 3006 | 2957 | 3724 |
| Mean | 7871 | 6683 | 8997 | 9611 | 3114 |
| Properties with no capital improvements between 1998 and 2000 | 247 | 149 | 99 | 99 | 0 |
| Capital improvements not reported | 167 | 101 | 67 | 67 | 0 |
| Monthly Rental Receipts | 533 | 315 | 218 | 209 | 9 |
| Acquired before 2000 | | | | | |
| Less than \$100 | 5 | 0 | 5 | 5 | 0 |
| \$100 to \$199 | 8 | 5 | 3 | 0 | 3 |
| \$200 to \$299 | 30 | 27 | 4 | 4 | 0 |
| \$300 to \$399 | 44 | 28 | 16 | 11 | 4 |
| \$400 to \$499 | 62 | 36 | 26 | 26 | 0 |
| \$500 to \$599 | 56 | 22 | 33 | 32 | 2 |
| \$600 to \$799 | 77 | 41 | 36 | 36 | 0 |
| \$800 to \$999 | 49 | 31 | 18 | 18 | 0 |
| \$1000 or more | 117 | 73 | 44 | 44 | 0 |
| No rental receipts | 85 | 52 | 33 | 33 | 0 |
| Median | 649 | 665 | 630 | 656 | 330 |
| Mean | 1185 | 834 | 1694 | 1755 | 318 |
| Acquired 2000 and 2001 (part) | 98 | 39 | 58 | 57 | 1 |
| Rental Receipts as Percent of Value@8 | 533 | 315 | 218 | 209 | 9 |
| Acquired before 2000 | | | | | |
| Less than 5 percent | 23 | 13 | 10 | 10 | 0 |
| 5 to 9 percent | 101 | 40 | 61 | 58 | 3 |
| 10 to 14 percent | 267 | 181 | 86 | 81 | 4 |
| 15 to 19 percent | 19 | 9 | 10 | 9 | 2 |

| | | | | | |
|---|-----|-----|-----|-----|-----|
| 20 to 24 percent | 14 | 9 | 6 | 6 | 0 |
| 25 to 29 percent | 8 | 7 | 2 | 2 | 0 |
| 30 to 39 percent | 6 | 5 | 1 | 1 | 0 |
| 40 percent or more | 5 | 0 | 5 | 5 | 0 |
| Median | 11 | 12 | 11 | 11 | 11 |
| Acquired 2000 and 2001 (part) | 98 | 39 | 58 | 57 | 1 |
| Rental Vacancy Losses as Percent of Potential Receipts | 533 | 315 | 218 | 209 | 9 |
| Acquired before 2000 | | | | | |
| Less than 1.0 percent | 145 | 91 | 54 | 54 | 0 |
| 1.0 to 2.9 percent | 0 | 0 | 0 | 0 | 0 |
| 3.0 to 4.9 percent | 2 | 2 | 0 | 0 | 0 |
| 5.0 to 6.9 percent | 2 | 0 | 2 | 2 | 0 |
| 7.0 to 8.9 percent | 5 | 3 | 3 | 3 | 0 |
| 9.0 to 10.9 percent | 1 | 0 | 1 | 1 | 0 |
| 11.0 to 12.9 percent | 3 | 2 | 2 | 2 | 0 |
| 13.0 to 14.9 percent | 3 | 3 | 0 | 0 | 0 |
| 15.0 percent or more | 60 | 31 | 29 | 29 | 0 |
| Not reported or not computed | 312 | 184 | 127 | 118 | 9 |
| Median | 0.8 | 0.7 | 0.8 | 0.8 | 0.0 |
| Acquired 2000 and 2001 (part) | 98 | 39 | 58 | 57 | 1 |
| Age Restrictions | 127 | 79 | 48 | 48 | 0 |
| Condominium building restricted to people age 55 or older | | | | | |
| Condominium building not restricted to people age 55 or older | 446 | 227 | 219 | 208 | 11 |
| Not reported | 58 | 49 | 10 | 10 | 0 |
| Meal Service Provided for Age-Restricted Condominiums | 63 | 34 | 29 | 29 | 0 |
| Meal serviced provided | | | | | |
| Charge included in rent | 35 | 18 | 17 | 17 | 0 |
| Charge not included in rent | 0 | 0 | 0 | 0 | 0 |
| Not reported | 28 | 16 | 11 | 11 | 0 |
| Meal service not provided | 118 | 64 | 54 | 53 | 1 |
| Not reported | 450 | 256 | 194 | 185 | 9 |
| Type of Property Benefits@1 | 5 | 0 | 5 | 5 | 0 |
| Government-sponsored below-market interest rate mortgage loan | | | | | |
| Government rental subsidy | 4 | 2 | 3 | 3 | 0 |
| Government grant | 0 | 0 | 0 | 0 | 0 |
| Property tax relief | 3 | 3 | 0 | 0 | 0 |
| Federal income tax credit for low-income, old or historic properties | 2 | 2 | 0 | 0 | 0 |
| Accelerated federal income tax depreciation for low- and moderate-income properties | 0 | 0 | 0 | 0 | 0 |
| Subsidy from a non-profit corporation | 0 | 0 | 0 | 0 | 0 |
| None of the above benefits | 464 | 247 | 217 | 207 | 9 |
| Not reported | 153 | 101 | 52 | 51 | 1 |
| Source of Property Benefits@1 | 14 | 7 | 8 | 8 | 0 |

| | | | | | |
|---|------------|------------|------------|------------|----------|
| With property benefits | | | | | |
| Federal government | 11 | 4 | 8 | 8 | 0 |
| State government | 1 | 1 | 0 | 0 | 0 |
| Local government | 2 | 2 | 0 | 0 | 0 |
| Non-profit corporation | 0 | 0 | 0 | 0 | 0 |
| Not reported | 0 | 0 | 0 | 0 | 0 |
| With no property benefits | 464 | 247 | 217 | 207 | 9 |
| Not reported | 153 | 101 | 52 | 51 | 1 |
| Reason for Benefits@1 | 14 | 7 | 8 | 8 | 0 |
| With property benefits | | | | | |
| Occupied by low- or moderate-income individuals | 3 | 0 | 3 | 3 | 0 |
| Occupied by elderly or disabled individuals | 2 | 2 | 0 | 0 | 0 |
| A historic structure | 2 | 2 | 0 | 0 | 0 |
| Located in a community development or economic development area | 0 | 0 | 0 | 0 | 0 |
| Covered by a Homestead Exemption | 3 | 3 | 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 | 0 | 0 | 0 | 0 | 0 |
| Not reported | 5 | 0 | 5 | 5 | 0 |
| With no property benefits | 464 | 247 | 217 | 207 | 9 |
| Not reported | 153 | 101 | 52 | 51 | 1 |
| OWNER CHARACTERISTICS | 504 | 261 | 242 | 233 | 9 |
| Type of Owner | | | | | |
| Individual investor(s) | | | | | |
| Limited partnership | 50 | 34 | 16 | 16 | 0 |
| Joint venture | 3 | 2 | 2 | 2 | 0 |
| General partnership | 4 | 3 | 1 | 1 | 0 |
| Life insurance company | 0 | 0 | 0 | 0 | 0 |
| Depository institution | 3 | 3 | 0 | 0 | 0 |
| Public real estate investment trust | 5 | 5 | 0 | 0 | 0 |
| Private real estate investment trust | 0 | 0 | 0 | 0 | 0 |
| Corporation - other than real estate investment trust | 36 | 25 | 10 | 9 | 2 |
| Housing cooperative organization | 3 | 3 | 0 | 0 | 0 |
| Non-profit or church-related institution | 14 | 12 | 1 | 1 | 0 |
| Pension fund | 0 | 0 | 0 | 0 | 0 |
| Fraternal organization | 0 | 0 | 0 | 0 | 0 |
| Other | 10 | 7 | 3 | 3 | 0 |
| RECURRING EXPENSES | 533 | 315 | 218 | 209 | 9 |
| Real Estate Tax | | | | | |
| Acquired before 2000 | | | | | |
| Less than \$100 | 50 | 26 | 24 | 24 | 0 |
| \$100 to \$199 | 12 | 5 | 7 | 7 | 0 |
| \$200 to \$299 | 19 | 11 | 9 | 5 | 3 |
| \$300 to \$399 | 27 | 9 | 18 | 18 | 0 |

| | | | | | |
|---|------|------|------|------|-----|
| \$400 to \$499 | 35 | 29 | 6 | 6 | 0 |
| \$500 to \$599 | 37 | 16 | 20 | 14 | 6 |
| \$600 to \$699 | 25 | 12 | 13 | 13 | 0 |
| \$700 to \$799 | 39 | 19 | 20 | 20 | 0 |
| \$800 to \$899 | 46 | 34 | 12 | 12 | 0 |
| \$900 to \$999 | 10 | 10 | 0 | 0 | 0 |
| \$1,000 to \$1,249 | 50 | 34 | 16 | 16 | 0 |
| \$1,250 to \$1,499 | 20 | 10 | 10 | 10 | 0 |
| \$1,500 to \$1,999 | 57 | 23 | 34 | 34 | 0 |
| \$2,000 to \$2,499 | 27 | 13 | 15 | 15 | 0 |
| \$2,500 or more | 62 | 48 | 14 | 14 | 0 |
| Not reported | 17 | 17 | 0 | 0 | 0 |
| Median | 833 | 866 | 762 | 785 | 522 |
| Mean | 3968 | 5167 | 2325 | 2409 | 442 |
| Acquired 2000 and 2001 (part) | 98 | 39 | 58 | 57 | 1 |
| Real Estate Tax Per \$1,000 Value | 533 | 315 | 218 | 209 | 9 |
| Acquired before 2000 | | | | | |
| Less than \$5 | 78 | 34 | 44 | 44 | 0 |
| \$5 to \$9 | 155 | 97 | 58 | 58 | 0 |
| \$10 to \$14 | 118 | 59 | 59 | 51 | 8 |
| \$15 to \$19 | 92 | 61 | 32 | 30 | 2 |
| \$20 to \$24 | 28 | 22 | 6 | 6 | 0 |
| \$25 to \$29 | 18 | 7 | 12 | 12 | 0 |
| \$30 to \$39 | 16 | 13 | 3 | 3 | 0 |
| \$40 to \$49 | 0 | 0 | 0 | 0 | 0 |
| \$50 to \$59 | 2 | 2 | 0 | 0 | 0 |
| \$60 or more | 9 | 4 | 5 | 5 | 0 |
| Not reported or not computed | 17 | 17 | 0 | 0 | 0 |
| Median | 11 | 11 | 10 | 10 | 12 |
| Acquired 2000 and 2001 (part) | 98 | 39 | 58 | 57 | 1 |
| Real Estate Tax as Percent of Rental Receipts | 533 | 315 | 218 | 209 | 9 |
| Acquired before 2000 | | | | | |
| Less than 5 percent | 46 | 25 | 21 | 21 | 0 |
| 5 to 9 percent | 143 | 89 | 54 | 53 | 2 |
| 10 to 14 percent | 115 | 65 | 50 | 46 | 4 |
| 15 to 19 percent | 57 | 33 | 24 | 21 | 3 |
| 20 to 24 percent | 27 | 13 | 14 | 14 | 0 |
| 25 to 29 percent | 18 | 9 | 9 | 9 | 0 |
| 30 to 34 percent | 9 | 6 | 3 | 3 | 0 |
| 35 to 39 percent | 0 | 0 | 0 | 0 | 0 |
| 40 percent or more | 13 | 8 | 5 | 5 | 0 |
| Not reported or not computed | 106 | 69 | 38 | 38 | 0 |
| Median | 11 | 10 | 11 | 11 | 13 |
| Acquired 2000 and 2001 (part) | 98 | 39 | 58 | 57 | 1 |