

This PDF is a selection from an out-of-print volume from the National Bureau of Economic Research

Volume Title: Capital Formation in Residential Real Estate: Trends and Prospects

Volume Author/Editor: Leo Grebler, David M. Blank, and Louis Winnick

Volume Publisher: Princeton University Press

Volume ISBN: 0-870-14099-X

Volume URL: <http://www.nber.org/books/greb56-1>

Publication Date: 1956

Chapter Title: Index

Chapter Author: Leo Grebler, David M. Blank, Louis Winnick

Chapter URL: <http://www.nber.org/chapters/c1354>

Chapter pages in book: (p. 511 - 521)

INDEX

- Abrams, Charles, 154n, 289n, 302n
Adams, Thomas, 458
Additions and alterations: cycles in, 8, 52-53; definition of, 49-50; estimates of, 50-52, 336, 362-363, 373; federal aids for, 292-293; future prospects for, 26, 282-283, 292-293; importance in gross capital formation, 8-9, 52-54, 60-61; income elasticity of, 283; trends in, 53-54, 282-283; *see also* Conversions
Age of the housing stock: and average value per dwelling unit, 73; and demand for additions and alterations, 282-283; and demand for new construction, 25, 272-273; and depreciation, 377-379
Amortization of mortgage loans: and growth of institutions as sources of funds, 208; influence of federal aids on, 153, 232, 286; payments as sources of mortgage funds, 177, 179, 187; relation to carrying charges, 232-233, 236, 291-292, 504-507; trend in extent of, 177, 188, 230-232, 235, 502, 504
Armin, Frances, 115n
Austin, F. A., 412, 415

Barger, Harold, 407, 422, 423, 424
Barton, Glenn T., 82, 402
Behrens, Carl F., 201n, 228, 231, 234, 247n, 258n, 259n, 503
Bemis, Albert F., 114n, 185n
Bernard, Alfred D., 412
Blank, David M., 6n, 36n, 39n, 110n, 332, 334, 335, 337
Bogue, Donald J., 100n, 364n
Bolton, Reginald P., 412, 415
Bowles, Chester, 293n
Brodell, Albert P., 82, 402
Burchard, John, 114n
Burck, Gilbert, 274n
Burns, Arthur F., 38n, 40n, 78n, 103n
Business cycles, *see* Cyclical fluctuations

Campion, H., 409n
Capital consumption: definition of, 9-10, 62; estimates of, 377-386; ratio to gross capital formation, 66; and stock of housing, 9, 63-64, 66; trends in, 9; *see also* Demolitions, Depreciation, and Net capital formation
Capital financing, *see* Flow of funds into residential construction and Mortgage debt
Capital formation, *see* Additions and alterations, Expenditures for new construction, Gross capital formation, and Net capital formation
Capital-output ratios, trends in, 118-119, 406-408, 422; *see also* Gross rent multiplier
Capitalization rates, 420-422; *see also* Gross rent multiplier
Carrying charges on mortgages: influence of credit terms on, 232-233, 236-237, 291-292, 504-507; influence of federal aids on, 238, 260, 291-292
Chapman, Fred L., 413
Chawner, Lowell J., 36n, 328, 329, 330
Colean, Miles L., 38n, 139n, 143n, 144n, 150n, 187n, 287n, 305n, 354, 355, 357
Commercial bank mortgage loans: amortization of, 231-232; contract lengths of, 232-233, 234, 235-236, 259; distribution by type of house, 488; estimates of, 468-471, 475-476, 478-479; federal aid programs and growth of, 21, 194, 246-247; FHA loans made, as proportion of all FHA loans, 247; FHA and VA loans made, as proportion of, 247, 248; FHA and VA mortgages in, 216, 509; FHA and VA mortgages as proportion of, 249-250; interest rates on, 228-229, 235-236, 258, 500; legal restrictions on, 194, 201-202, 246-247; loan-to-value ratios of, 235-236, 503; as proportion of all mortgage debt, 20, 197, 200, 201-203, 216, 217-218, 472-474, 477, 480; as proportion of all new mortgage loans, 206, 207, 489-491; as proportion of total assets, 196, 197, 201-203, 485-486; and secondary market for FHA mortgages, 247, 254, 511
Composition of residential construction: multi-family vs. single-family houses, 8-9, 13, 43-46, 110-113, 316, 333-334; regional, 13, 25, 90-91, 93, 94-97, 109-110, 195-196, 278, 316, 396-397, 401, 405; rental vs. sale housing, 17, 154-155; urban vs. rural and suburban, 13, 98-101, 110-113; *see also* Additions and alterations, Nonhousekeeping residential construction, and Size of dwelling unit
Construction cost: compared with house prices, 344, 351-352, 357-358; composition of indexes of, 344-345; data on, 342-343; reliability of indexes of, 12-

- 13, 106n, 352-354, 357-358; trend relative to other prices, 25, 278-279; use of indexes in measuring productivity, 354-357
- Contract terms: effect of federal aids on, 257-258, 259-260; lengthening of, 232-233, 234, 236, 237, 257-258, 259-260, 289, 291-292
- Conversions: definition of, 328; estimates of, 328-331, 373; as factor in dwelling unit supply, 9, 11, 24, 54, 76, 267; future prospects for, 276-277, 315; and size of dwelling unit, 120; as substitute for new construction, 24, 45, 76, 87-89, 98, 267, 272n, 276-277, 315; and value per dwelling unit, 73
- Cooper, Martin R., 82, 402
- Cornick, Philip H., 5n
- Credit terms (*see* Amortization . . . , Contract terms, Downpayments, Interest rates, and Loan-to-value ratios)
- Cyclical fluctuations: in additions and alterations, 8, 52-53; in dwelling unit starts, 8, 37-43, 60, 77-78, 309-314; in expenditures for new construction, 8, 29, 38, 42, 46-49, 303-314; in expenditures per new dwelling unit, 108; federal aids and, 288, 305-308; in gross capital formation, 57-60, 339; in interest rates, 224-227; in net capital formation, 66, 68-70, 341
- Davis, Joseph S., 267n
- Deflation: of expenditures for new construction, 46n, 106n; of rent expenditures, 407; of residential wealth series, 362, 367, 407; *see also* Construction cost
- De Forrest, Robert W., 411, 415
- Demand for housing: consumer preferences and, 14, 25-26, 124, 131-133, 141-142, 155, 274-276, 280-281, 317; credit terms and, 16-17, 235-237, 291-293, 306, 322-323; federal aids and, 16-17, 149-154; household composition and, 11-12, 79-80, 268-269, 387-390; household formation and, 10-11, 24, 79-82, 88-89, 267-270, 304-305, 315; household size and, 11-12, 13, 23, 25, 84, 128-129, 270, 275, 315; immigration and, 81n; income and, 25, 124-126, 129, 130-131, 268-269, 272, 273, 277, 280, 283, 317; migration and, 12, 101, 103-105, 264, 271-272, 274, 276; population growth and, 10-12, 15-16, 23, 24, 76-83, 85-89, 267-270, 278, 304-305; price of housing and, 25, 126-128
- Demand for new construction: age of the housing stock and, 25, 272-273; demolitions and, 25, 63, 76, 272-273, 298-299, 317, 322; *see also* Demand for housing
- Demolitions: as a component of capital consumption, 64n, 362, 383, 386; definition of value of, 62; and demand for new construction, 25, 63, 76, 272-273, 298-299, 317, 322; estimates of, 64n, 316-317, 329, 330, 382-385; reasons for, 25, 63, 272-273
- Depreciation: definition of, 62; estimates of, 384-385; rates of, 9, 62, 348-350; 362, 377-382, 419
- Dewhurst, J. Frederick, 263n, 419n
- Doane, Robert R., 365, 368, 369, 371, 372
- Doubling up, 37n, 303-304, 330
- Douglas, Paul H., 127n
- Downpayments, 153, 290, 307
- Duesenberry, James S., 125n, 126
- Durand, David, 498
- Dwelling units: definition of, 34-35, 327; stock of, 10, 70, 85-89
- Dwelling unit starts: cycles in, 8, 37-43, 60, 77-78, 309-314; data on, 39-42, 47n, 332-334; definition of, 34-35, 327; distribution by type, 333-334; effect of migration on, 101-105, 271; future prospects for, 266-277, 321; population growth and, 76-78, 85-89, 266-270, 315; proportion under federal guarantee or insurance, 143-148, 152; regional distribution of, 90-91, 93-97, 108-110, 278, 316, 396-397, 401; relation to stock of housing, 10, 64-66, 327n, 328n; trends in, 7-8, 34-35, 60, 266-277, 309-314, 321; urban-rural and urban-suburban distribution of, 98-101, 271-272; *see also* Demand for housing and Demand for new construction
- Edwards, Edward E., 231, 258n, 259n
- Equipment and facilities in housing, 25, 35-36, 114-119, 132-133, 275, 279-280, 283, 316, 417-420
- Evers, Cecil C., 415
- Expenditures for new construction: cycles in, 8, 37-38, 42, 46-49, 54, 60, 224-227, 303-314; definition of, 4, 35-37; estimates for major classes, 436-439; estimates of total, 335-337; future prospects for, 281-282, 295-296; regional distribution of, 405; relation to changes in mortgage debt, 170-171, 239-241;

- relation to interest rates, 224-227; relation to stock of housing, 64; trends in, 7-8, 26, 48-49, 55-56, 60, 281, 309-314, 321; *see also* Demand for housing and Demand for new construction
- Expenditures per new dwelling unit:** changes in equipment and facilities and, 114-119, 132-133, 279-280; cycles in, 108; demand factors in decline of, 124-129; estimates of, 426; future prospects for, 277-281; multi-family vs. single-family construction and, 13, 110-113, 316; regional distribution of construction and, 13, 25, 108-110, 113, 278, 316; trends in, 12, 65-66, 106-108, 122-123, 277-281, 315-316, 321-322; urban-rural distribution of construction and, 13, 110-111, 113; *see also* Demand for housing and Demand for new construction
- Fabricant, Solomon**, 386n
- Farm housing**, 4, 436-439
- Federal aids to housing:** future of, 286-302; as stabilizers, 288, 305-308; *see also* FHA and VA loan insurance and guarantee, Federal National Mortgage Association, and Home Owners' Loan Corporation
- Federal Home Loan Banks**, 257
- FHA and VA loan insurance and guarantee:** credit terms under, 153, 186, 232-233, 246-247, 257-260, 290, 307; and dwelling unit starts, 16-17, 144-148, 154-155, 320-321; effect on proportion of housing built for sale, 17, 154-155; effect on regional distribution of mortgage holdings, 217, 250-252; effect on sources of mortgage funds, 21-22, 198, 204, 245-250; effect on volume of construction, 148-149; and new construction loans, 239, 241; participation of major financial institutions in, 198, 202, 204, 246-250; prices of houses purchased under, 150-153; proportion of all new mortgage loans made under, 239-242; proportion of mortgage debt under, 22, 242-245; and shiftability of mortgage loans, 252-253; value of mortgages under, 239, 321; and widening of the new housing market, 149-154
- Federal National Mortgage Association:** mortgage debt purchases by, 149, 254-256; operations of, 238-239, 253-257, 293, 321; proportion of all mortgage debt held by, 205, 472-474, 477, 480; value of mortgage debt holdings of, 468-471, 475-476, 478-479
- Financial institutions:** distribution of total assets among, 487; estimates of mortgage debt holdings, 466-471, 475-476, 478-479; proportion of all mortgage debt held by, 19-20, 192-195, 197, 200, 245-246, 295, 319, 466-474, 477, 480; share in personal savings, 193-194; share in residential financing, 19-20, 21-22, 27
- Financing of capital formation, *see* Flow of funds into residential construction and Mortgage debt**
- Fisher, Ernest M.**, 5n, 125, 153n, 189n, 211, 212, 291n, 344n, 504n
- Flow of funds into residential construction:** importance of new construction loans in, 179-181, 186-187, 284; loan repayments as source, 19, 178-179; measures of, 172-178, 453-463; mortgage vs. equity funds, 19, 181-188, 283-284, 319-320, 453-465; ratio to debt outstanding, 175-176, 177; regional differences in, 214; relation to changes in mortgage debt, 19, 177-178
- Ford, James**, 119n
- Foreclosures**, 148, 159n, 160-162, 188, 189
- Fowler, Bruce M.**, 36n, 37n
- Frankel, Lee K.**, 412
- Fuess, Charles J.**, 412
- Garfield, Frank R.**, 348, 349, 350
- Giedion, Sigfried**, 114n, 117n
- Glick, Paul C.**, 83n
- Goldsmith, Raymond W.**, 132n, 165, 190n, 194, 364, 377, 380, 423, 440-441, 442, 444, 445, 446, 449, 470, 471, 476, 479, 482, 484, 486, 487, 488
- Gratz, George, Jr.**, 412
- Grebler, Leo**, 104n, 143n, 155n, 238n, 264n, 273n, 305n, 306n, 307n, 412, 414n, 416, 417, 421
- Gross capital formation, residential:** compared with GNP, 14-16, 134-136, 281-282, 294, 317, 321-322, 428-430, 434-435; compared with public, 139-141; compared with total GCF, 14-17, 136-137, 281-282, 317, 428-430; compared with total construction, 136-137, 139-141; compared with total consumption, 14-16, 134-136, 428-430; cycles in, 57-60, 339; definition of, 56-57; estimates of, 338; future prospects for, 26; and net capital formation, 63-64, 66;

- and stock of housing, 9, 64; trends in, 7-8, 57-58, 60, 130-131, 266, 281, 309-314, 317
- Gross rent, 417-420
- Gross rent multiplier: estimates of, 411-413, 423-425; factors affecting, 409-410, 414-422; trend in, 408-410
- Harriss, C. Lowell, 144n, 204n, 412
- Hartley, Robert W., 263n, 296n
- Hoad, William, 344n, 348, 349, 350, 377, 378, 380
- Home Owners' Loan Corporation mortgage loans: estimates of, 468-471, 475-476, 478-479; interest rates on, 257, 500; as proportion of all mortgage debt, 204-205, 472-474, 477, 480; as proportion of all new mortgage loans made, 173, 176, 207
- Horton, Donald, 445
- House price indexes: compared with construction cost indexes, 344-345, 351-353, 357-358; construction of, 345-350
- Household composition: data on, 387-390; definitions of types, 390-392; and housing demand, 11-12, 79-80, 268-269, 387-390
- Household formation and housing demand, 10-11, 24, 79-82, 88-89, 267-270, 304-305, 315; *see also* under Population
- Household size: causes of change in, 83-84, 104, 268, 270; and housing demand, 11-12, 13, 23, 25, 84, 128-129, 270, 275, 315; regional differences in, 399
- Households: estimated number of, 393-395; regional aspects of, 398, 400-401
- Housing expenditure, share in consumers' budgets, 14, 23, 25-26, 274-276, 428-429
- Housing needs, estimates of, 263-264, 288-289, 296-297
- Hoyt, Homer, 5n, 493, 498
- Immigration and housing demand, 81n
- Income and housing demand, 25, 124-126, 129, 130-131, 268-269, 272, 273, 277, 280, 283, 317
- Income tax: and mortgage financing, 159
- Innovations in housing, *see* Equipment and facilities
- Interest rates on residential mortgages: and bond yields, 221-225, 494-495; estimates of, 227-229, 492-493, 496-501; and federal aids, 257-260; and institutional holdings of mortgage debt, 195; long swings in, related to residential construction, 224-227; long-term movements in, 20-21, 221-229, 235-236, 237, 258; regional differences in, 229-230, 260; by size of city, 501; by type of lender, 229, 500
- Jones, Homer, 187n
- Junior mortgages, 153, 185, 221, 235
- Katona, George, 378, 458
- Keller, E. A., 368, 369, 371
- King, Willford I., 368-369
- Kisselgoff, Avram, 291n
- Kistin, Helen, 125n, 126
- Kurin, Leonard, 445
- Kuznets, Simon, 42, 74n, 78, 79n, 125n, 126n, 129n, 131n, 138n, 264n, 267n, 364, 365, 368, 370, 407, 424, 430, 433, 435, 450
- Land: in analysis of funds for residential construction, 4-5; as a part of residential capital formation, 4, 161, 181-182; in residential wealth estimates, 362-364
- Lasch, Robert, 289n, 302n
- Lee, Everett S., 404
- Legal restrictions on mortgage lending, 194, 196, 198, 199, 201-202, 246-247
- Length of life of residential structures, 377-379
- Leontief, Wassily, 127, 128n
- Life insurance company mortgage loans: amortization of, 230-231; contract lengths of, 232-233, 234, 235-236; estimates of, 468-471, 475-476, 478-479; FHA and VA loans made, as proportion of, 248-249; FHA and VA mortgages in, 216, 217, 509; FHA and VA mortgages as proportion of, 249-250; interest rates on, 228-229, 235-236, 258, 500; loan-to-value ratios of, 234-236, 503; as proportion of all mortgage debt, 20, 197, 199-201, 216, 472-474, 477, 480; as proportion of all new mortgage loans made, 206, 207, 489-491; as proportion of life companies' total assets, 20, 196, 197, 199-201, 483-484; and secondary market for FHA mortgages, 254, 511
- Lintner, John, 161n, 179n, 198n, 233n, 461
- Loan-to-value ratios, 233-236, 246, 460-463, 465, 503

- Long, Clarence D., 38, 351n, 492, 493
 Lough, William H., 407, 422, 423
- Macaulay, Frederick R., 221n, 222n, 495, 498
 Magnusson, Leifur, 412
 Maisel, Sherman J., 424n
- Migration: and housing demand, 12, 101, 103-105, 264, 271-272, 274, 276; estimates of, by region, 403-404; and residential building, 12, 24-25, 101-105, 264
- Mills, Frederick C., 85n
 Mitchell, Wesley C., 38n, 40n
 Monchow, Helen C., 5n
- Mortgage company mortgage loans: estimates of, 468-471, 475-476, 478-479; interest rates on, 500; as proportion of all mortgage debt, 472-474, 477, 480; as proportion of all mortgage loans made, 206
- Mortgage debt: commercial bank holdings of, 20, 196, 197, 200, 201-203, 468-480, 485-486, 488; cycles in, 18; estimates compared, 162n, 163n, 440-442; estimates of total, 440-448; estimates by type of house, 449; factors causing changes in, 160-162; FNMA holdings of, 22, 204-205, 468-477; and gross flow of funds, 161-162, 172; HOLC holdings of, 204-205, 468-477; institutional holdings of, 19-20, 192-195, 466-480; life insurance company holdings of, 20, 196-201, 468-480, 483-484; mortgage company holdings of, 468-480; mutual savings bank holdings of, 20, 195-199, 200, 468-482; and new construction, 18, 160-161, 170-171, 184, 186-187, 284; per capita, 18, 164-165; per household, 18, 164-165; proportion of houses under, 164, 167-169, 170, 187, 211-212, 284-285; ratio to other debt, 18, 166-167, 285, 319, 450; ratio to personal income, 18, 165-166; ratio to residential gross capital formation, 170-171; ratio to residential wealth, 18, 167-169, 170, 187, 211-212, 284-285, 319, 451-452; by region, 209-219; savings and loan association holdings of, 20, 197, 200, 203-204, 468-480, 488; and transfers of existing real estate, 160-161, 188-189, 284-285; trend in, 18, 162-171, 318-319; by type of holder, 466-480; by type of originating mortgagee, 205-207, 491; value of FHA and VA loans outstanding, 22
- Morton, J. E., 209n, 215, 228, 234, 503
 Mulhern, Eugene T., 409n
 Multi-family housing, 192-193, 198, 202, 243
 Murphy, Kathryn R., 300n
 Murphy, Leo F., 118n
 Murray, Roland V., 36n, 37n
- Mutual savings bank mortgage loans: contract lengths of, 233n; estimates of, 468-471; FHA and VA loans made, as proportion of, 248; FHA and VA mortgages in, 216, 509; FHA and VA mortgages as proportion of, 249-250; interest rates on, 500; legal restrictions on, 196, 198; new construction loans as proportion of, 179n; as proportion of all mortgage debt, 20, 195-199, 216, 472-474; as proportion of all mortgage loans made, 196, 206, 207, 489-491; as proportion of the banks' total assets, 20, 196, 197, 481-482; and secondary market for FHA mortgages, 254, 511
- Naigles, H. M., 36n, 65, 86, 327n, 328, 329, 331n
- Net capital formation, residential: compared with NNP, 137-139, 431-433; compared with total NCF, 137-139, 431-433; cycles in, 66, 68-70, 341; estimates of, 340; estimates compared with residential wealth, 359, 372-373, 374-376; relation to gross capital formation, 63-64, 66; reliability of data, 73-75; trends in, 9, 67-69, 266, 311-314
- Newcomb, Robinson, 38n, 139n, 274n, 305n, 354, 355, 357
 Newman, Dorothy K., 34n, 36n
 Newman, William H., 77, 227n
- Nonhousekeeping residential construction: cycles in, 54; trends in, 9, 54-56, 282; *see also* Summer homes and vacation cottages
- Obsolescence, 62-63, 272, 274; *see also* Demolitions
- Operating ratios for residential real estate, estimates, 414-416
- Ostrow, Pierson, 413
- Output, measurement of, 406n, 408n, 417-420, 422
- Parker, Sanford S., 274n
 Paul, Randolph, 187n
- Population: distribution by urban-rural and size of city, 402; estimates of, 393-395; and housing demand, 10-12, 15-

- 16, 23, 24, 76-83, 85-89, 267-270, 278, 304-305; regional aspects of, 398-401
 Price elasticity of housing demand, 124, 126-128
 Price trends, *see* Construction costs and House price indexes
 Productivity in residential construction, 128, 279, 294-295, 354-357
 Public housing programs, 3-4, 88n, 167n, 293-294, 300-302
 Purchase money mortgages, 162, 172, 285
- Rannells, John, 118n
 Rathbun, Daniel B., 153n
 Regional differences: in growth of population and households, 91-92, 94, 101-103, 196, 278; in household size, 399
 Regional distribution: of dwelling unit starts, 90-91, 93, 109-110, 113, 196, 250-251, 316, 396-397, 401; of growth of households, 401; of growth of population, 401; of home mortgage debt, 209-214; of households, 398, 400; of institutional holdings of mortgage debt, 215-219; of new construction expenditures, 405; of population, 398-399, 400
 Regulation X, 258n, 307
 Reid, Margaret, 126n
 Rent: estimates of, 406n, 407-408, 423-425; trends in total paid, 422-423
 Rent control, 155, 264, 275, 277, 421-422
 Rental housing vs. sales housing, 154-155, 211
 Residential wealth, 360-361, 362-374, 423; *see also* Stock of housing
 Risk in real estate investment, 195, 420-421
 Rubin, Ernest, 79n, 81n
- Sakolski, A. M., 5n
 Saulnier, Raymond J., 144n, 199, 228, 231, 234, 258n, 260n, 420n, 503
 Savings and loan association mortgage loans: amortization of, 230-232; contract lengths of, 232-233, 234, 235-236, 259; estimates of, 468-471, 475-476, 478-479, 488; FHA and VA loans made, as proportion of, 248; FHA and VA mortgages in, 216, 509; FHA and VA mortgages as proportion of, 249-250; interest rates on, 228-229, 235-236, 258, 500; loan-to-value ratios of, 235-236, 503; new construction loans as proportion of, 179-181; as proportion of all mortgage debt, 20, 197, 200, 203-204, 216, 472-474, 477, 480; as proportion of all mortgage loans made, 205, 207, 489-491; and secondary market for FHA mortgages, 254, 511
 Schiff, Eric, 129n
 Scholz, Karl, 413
 Secondary market for mortgage loans, 205-206, 218, 247, 252-257, 321
 Siskind, David I., 34n, 52n
 Size of dwelling unit, 119-121, 278, 427
 Slum clearance, *see* Urban redevelopment programs
 Snyder, Carl, 407
 Sources of mortgage funds, *see* Flow of funds into residential construction and Mortgage debt
 Sparkman, J. Harold, 413
 Speculative building, 42-43, 185
 Stock of housing: estimates of, 360-361, 362-374, 423; and population, 85-89; trends in, 10, 64-66, 70-72, 85-89, 318; valuation of, 74; value per dwelling unit, 72-73
 Straus, Nathan, 289n, 293n, 302n
 Suburban growth, 8, 44-45, 99-101, 110, 251, 271-272
 Summer homes and vacation cottages, 9, 25, 27, 77, 97, 272, 274, 276
 Survey of Consumer Finances, 181, 182n
- Taxes as proportion of gross rents, 417
 Thompson, Warren S., 100n
 Tostlebe, Alvin S., 4n
 Transfers of mortgage loans, *see* Secondary market
- Urban redevelopment programs, 4, 296-302
 Urbanization and residential building, 23, 98-99, 110-113
- Vacancy rates, 77, 103-104, 148-149, 271
 Veiller, Lawrence, 411, 415
 Veterans' Administration, *see* FHA and VA loan insurance and guarantee
- Wars, effect on residential housing, 8, 10, 24, 68, 186, 264, 277, 303-304, 310-311
 Wendt, Paul F., 409n, 417n
 Whitten, Robert, 458
 Wickens, David L., 36n, 65, 77, 85n, 86, 100n, 109, 110n, 113n, 149n, 227n, 230, 328, 329, 330, 365, 369, 370, 371, 372, 374, 380, 382, 385, 397, 417n, 418, 424, 440, 460, 500, 502

- Winnick, Louis, 12n, 84n, 319n, 361, 364, 458
Wood, Ramsey, 275n
Write-down of land costs for redevelopment projects, 299-300
Wyngarden, Herman, 344n
Zangerle, John A., 412
Zartman, Lester W., 199n



Grebler, Leo.

Capital formation in residential real estate, trends and prospects, by Leo Grebler, David M. Blank, and Louis Winnick. Princeton, Princeton University Press, 1956.

xxx, 519 p. diags., tables. 24 cm. (Studies in capital formation and financing, 1)

"A study by the National Bureau of Economic Research, New York."

Bibliographical footnotes.

1. Construction industry—U. S. 2. Mortgages—U. S. I. Title.

HD9715.U52G68

332.72

56—8375

Library of Congress

62h1



