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The Geographic Structure of Residential Mortgage Yields

E. Bruce Fredrikson

INTRODUCTION: SCOPE AND FOCUS

This paper reports some results of an exploratory study of the influence of property location on yields of conventional, residential mortgage loans. It provides new benchmark data on comparative average mortgage yields and contract terms for regions, states, and metropolitan areas in 1963; loan originations by five types of lenders for three categories of loan purpose are included in the sample data provided by the Federal Home Loan Bank Board.

Some of the questions dealt with here are: Is property location a mortgage yield determinant? What is the absolute level of differentials between average mortgage interest rates in various regions of the United States? How do these interregional differentials compare in magnitude to those that may arise within various geographical regions—for example, between two eastern metropolitan areas? Since aggregate data include three categories of loan purpose, we may ask whether loan purpose affects the size of differentials. Because of the diverse institutional structure and lending patterns of the several types of financial intermediary, it is of interest to inquire whether the regional pattern of mortgage yields is generally similar for each of the five lender groups.

Finally, we study the effect of variations in contract terms on com-

NOTE: I am deeply indebted to Jack Guttentag for his continued guidance during this project.

parative mortgage yield differentials. With the data at hand we are able to measure yield differentials in the raw data and, in addition, to take account of differences in key contract terms, obtaining thereby a second estimate of the yield differential between two areas. Inspection of the two sets of differentials provides a basis for determining whether comparisons of simple average yields in different sections of the country are valid, or whether, in contrast, geographic differences in contract terms that affect yield are so large that they require a statistical correction. Because unadjusted national figures are compiled and distributed monthly by the Federal Home Loan Bank Board, and presumably influence policy decisions at various levels of government, interest in this question transcends the academic.

The Data

The data underlying the statistical results are unique in both geographic scope and detail; thus, a brief description is appropriate at this point. Since December 1962, the Federal Home Loan Bank Board (FHLBB) has been compiling records of individual, conventional mortgage commitments on one-family, nonfarm homes on a sample basis from lenders located throughout the United States. Roughly 14,000 mortgage transactions are reported monthly by a sample of lenders that numbered approximately 3,000 during 1963. The magnetic tape record for each loan includes the date, the amount of the loan, the value or purchase price of the property, the maturity, the contract interest rate, fees and charges, the type of lender, the loan purpose, and coded location of both property and lender by Standard Metropolitan Statistical Area (SMSA) or non-SMSA, state, Home Loan Bank District (11 during the period of this study), census division (9), and region (4). Effective interest rates were computed for this study on the assumption that the unamortized principal is prepaid after one half of the original maturity has expired.¹ The weight used in all calculations is the number of loans in the area under study rather than the dollar amount of the loan.

The loans included in the present study represent commitments made by selected lenders during the eight-month period of May–December

¹ For a discussion of alternative methods of computing effective rate, see Jack M. Guttentag and Morris Beck, *Mortgage Interest Rates Since 1951*, New York, NBER, 1970, Chapter 5.

1963, inclusive, a period of relative yield stability in the mortgage market. Nearly 110,000 loans are included in this sample. Of these, 46 per cent were made on properties located in 18 large SMSAs.² Much of the analysis in this paper, including all of the regression runs, is based on the data for these 18 SMSAs.

Mortgages examined during this study are distinguished according to the loan purpose or the type of property being mortgaged. The "new construction" category represents permanent building loans for individuals and homebuilders who do not utilize interim financing. The "newly built" category refers to loans for the purchase of a newly constructed (never occupied) home from a builder. The "previously occupied" category includes loans for the purchase of existing houses.

The composition of the sample, by both loan purpose and lender type, is presented below (all figures are a percentage of the total):

	Previously Occupied	Newly Built	New Construction	Total
Life insurance companies	1.2	1.9	1.3	4.4
Mortgage companies	1.3	1.7	0.8	3.8
Savings and loan associations	40.5	14.2	14.3	69.0
Mutual savings banks	6.1	2.3	1.1	9.5
Commercial banks	9.6	1.7	2.1	13.4
Total	58.7	21.8	19.6	100.0

It is obvious that loans by savings and loan associations, representing more than two-thirds of the sample, dominate the data. Among types of loan purpose, the total sample includes comparable weighting for the newly built and new construction categories, while nearly 60 per cent of the loans recorded represent mortgages issued for the purchase of previously occupied homes. Because of the unequal weights accorded the different categories of loan purpose and lender type, mean statistics are presented, where available, for each group separately. In many cases, mean data for each of the 15 combinations of lender type and loan purpose are also presented.

When national or regional data are the subject of the analysis, the number of observations in each cell generally ranges from a hundred to several thousand. However, when the geographic area of interest is the state or standard metropolitan area, the number of observations

² The Home Loan Bank Board issues a monthly time series of average interest rates on properties in each of these areas.

recorded for a given property and lender type may be small or even zero. In particular, the regional concentration of mortgage companies and mutual savings banks gives rise to many blank cells. Additionally, even where all lender types are represented, the statistical significance of some results may be limited by possible deficiencies in the original sample and by nonuniform response rates by institutions included in the survey group. Generally, the savings and loan associations, which are directly regulated by the Federal Home Loan Bank Board, and the mutual savings banks have had the highest response rate.

The loans analyzed in this paper are loans to original borrowers involving the creation of a new mortgage instrument. No information regarding the ultimate disposition of the loans is available. It may be assumed, however, that virtually all mortgage company loans were originated for sale to ultimate lenders, principally life insurance companies and mutual savings banks. Some commercial bank loans also represent temporary commitments.

All of the loans in the FHLBB's sample were scheduled to be fully amortized over the mortgage term, which was limited to maturities of between five and forty years, inclusive. The five-year minimum term was imposed principally to exclude construction loans by builders who had not arranged for permanent owner financing.³

Method of Analysis

Two methods of analysis are used in this paper to measure yield differentials. First, average yields in different areas are simply compared. Because the records are coded by both region and metropolitan area, it is possible to determine the approximate magnitude of both inter- and intraregional yield differentials by examining mean rates for various geographic subsets of the total sample. Further refinement is made possible by classifying loans by either loan purpose or lender type, or both. This procedure does not, however, fully utilize the available data. Information on yield determinants such as the loan-value ratio cannot be employed effectively by comparing averages.

³ Before any calculations were made for this study, all observations were subjected to a screening program, designed to eliminate apparently erroneous records on the tapes, which limited the acceptable terms as follows: loan-value ratio, less than 1.00 and greater than .06; principal amount, \$1,000 to \$99,999; purchase price, less than \$100,000; contract interest rate, 3.00 to 9.99 per cent; fees and charges, less than 6.0 per cent.

The second statistical method is multiple regression analysis, with either effective interest rate or contract rate as the dependent variable. From the entire sample, a subset representing 50,000 loans on properties in 18 principal SMSAs was drawn. In regressions covering all 50,000 loans, both lender type and loan purpose were held constant with dummy variables in order to remove their specific effects. Then 17 dummy variables representing the SMSAs were introduced. The resulting *b*-coefficients for the individual SMSAs provide an indication of the differentials in mortgage interest rates between the metropolitan areas included in the regression on loans standardized for loan purpose and lender type. Three risk variables—purchase price, loan-value ratio, and maturity—were then introduced in the regression and their impact on yield differentials between metropolitan areas was assessed. Separate regressions were run for each of the different lender type and loan purpose groups.

The area differentials calculated from the regressions, while allowing for the influence of some important yield determinants that are correlated with area, may be influenced by others for which no allowance could be made. These include the socioeconomic characteristics of the neighborhood or broader area, which may be deteriorating or developing, integrated or segregated, residential or semicommercial. Transaction characteristics that may be correlated with both yield and area include the borrower's present and expected income and wealth, his age and family size, and (on previously occupied homes) the age of the property. Despite these shortcomings, the data presented in this paper remain the most comprehensive available, or likely to be available, for examining yield differentials on residential mortgages.

PROPERTY LOCATION AS A YIELD DETERMINANT

The multiple regression procedure permits a statistical determination of the importance of property location as a mortgage yield determinant. After the lender type and loan purpose had been introduced into the regression, explained variance, as represented by the coefficient of multiple determination (R^2), was .3303. With the subsequent introduction of the 17 property location dummy variables, R^2 rose to .5124, indicating that over 18 per cent of variance was explained by the metropolitan area variables after both lender and property type were taken into account. To determine whether some of the contribution attributed

to property location in fact derived from differences in contract terms, additional regressions in which the three risk variables were introduced after the loan purpose and lender type variables and before the SMSA variables were run. In this regression the introduction of property location increased explained variation of effective yields by 21 per cent, again indicating clearly the significance of the SMSA variables.

When the same regression format was employed on individual lender type and loan purpose groups, similar results were obtained. After lender type and contract terms were held constant, the increase in R^2 on the loan purpose runs ranged from 17 per cent on newly built homes to 26 per cent on loans for new construction.

Regressions covering the lender type series showed wide differences in the significance of property location as a determinant of effective interest rate. Contributions to explained variance, after holding contract terms and loan purpose constant, ranged from 14 per cent for life insurance company loans to 41 per cent for the mutual savings bank sample. The complete tabulation (in per cent) of the contribution of property location after the inclusion of lender type and loan purpose, both before and after the inclusion of the three risk variables, appears in the table below.

Increase in R^2 Resulting From Introduction
of Property Location Variables
Into Effective Interest Rate Regressions

	Before Risk Variables	After Risk Variables
All loans	18	21
New construction	26	26
Newly built	18	17
Previously occupied	20	24
Life insurance companies	15	14
Mortgage companies	32	23
Savings and loans	31	37
Mutual savings banks	46	41
Commercial banks	26	23

A tabulation of R^2 and the standard error after each step for both contract rate and effective rate regressions appear in Appendix Tables 4-A5 and 4-A6. The location coefficients appear in Tables 4-A12 and 4-A15.

STRUCTURE OF INTERREGIONAL DIFFERENTIALS

Prior Research

Several previous researchers, using much less comprehensive data, examined the broad structure of the national mortgage market and drew tentative conclusions regarding the general nature of regional differentials.

J. E. Morton's analysis of loans outstanding in 1947 provides the following conclusions of interest, which are generally confirmed by the present study: (1) Interest rates on nonfarm mortgage loans are highest in the West and lowest in the North, with rates on Southern properties falling in between. (2) Differences between rates charged by various lender types are apparently greatest in the West and South, as compared with the North. (3) Rates on loans by life insurance companies showed less regional variation than those on commercial bank loans.⁴

Morton's data differ from those included in the present study in two important respects. First, Morton's data reflect loans outstanding, rather than the commitment data underlying this study. Loans outstanding reflect net acquisitions over a period of years so that regional yield differentials are influenced by dissimilarities in the time pattern of acquisitions by different institutions in different areas.⁵ (The next two studies referred to below also employ data on outstanding loans.) Second, Morton's data only cover broad regions, while the data below cover states and metropolitan areas as well.

Grebler, Blank, and Winnick considered the regional structure of residential mortgage rates in historical perspective. Their conclusion that interregional rate differentials have diminished since the late nineteenth century is based upon Table 4-1 (updated here with data from the 1960 Census of Residential Housing).⁶ In 1890 the interest rate on urban mortgages was nearly 4 or 5 percentage points higher in some sections of the country than in other sections because of the localization

⁴ J. E. Morton, *Urban Mortgage Lending: Comparative Markets and Experience*, Princeton, Princeton University Press for NBER, 1956, pp. 82-83.

⁵ For a discussion of the timing aspects of mortgage yield series, see Gutten-tag and Beck, *op. cit.*

⁶ Leo Grebler, David M. Blank, and Louis Winnick, *Capital Formation in Residential Real Estate: Trends and Prospects*, Princeton, Princeton University Press for NBER, 1956, Chapter 15.

TABLE 4-1. *Average Interest Rate on Residential Mortgages Outstanding by Region, for Selected Years, 1890-1960 (per cent)*

Region	All Mortgages on Owner Occupied Houses		First Mortgages in Various Cities, 1934		First Mortgages on Owner Occupied One-Family Houses, 1940	Conventional Mortgages on One-Unit Homeowner Mortgaged Properties, 1960	All Mortgages on One-Unit Homeowner Mortgaged Properties, 1960
	1890	1920	Owner Occupied Houses	Rented Houses			
	Northeast						5.1
New England	5.5	5.8	5.93	5.88	5.38		
Middle Atlantic	5.5	5.7	5.65	5.72	5.47		
North Central						5.6	5.1
East North Central	6.8	6.1	6.18	6.15	5.45		
West North Central	7.8	6.5	6.09	6.08	5.48		
South						6.0	6.1
South Atlantic	6.3	6.3	6.25	6.32	5.63		
East South Central	7.0	6.4	6.59	6.39	5.64		
West						6.0	5.0
West South Central	9.0	7.9	6.99	7.07	5.97		
Mountain	9.3	7.5	7.02	7.06	5.79		
Pacific	8.6	6.8	6.34	6.42	5.73		

SOURCE: 1890-1940 - Grebler, Blank, and Winnick, *Capital Formation in Residential Real Estate*, Princeton University Press for NBER, 1956, Table 65, page 230; 1960 - 1960 *Census of Housing*; Vol. V, Residential Finance, Part 1, Homeowner Properties, pp. 53, 67, 81, 95.

of mortgage markets.⁷ Since 1940, yields on Western mortgages have continued to exceed those on Eastern properties, but the differential has been a percentage point or less.

The Wickens study⁸ was based upon detailed data accumulated by the Financial Survey of Urban Housing, conducted by the Commerce Department in 1934. It reported both contract and effective interest rates in 52 cities, thus allowing the measurement of selected intra-regional as well as interregional differentials. The survey data were drawn principally from owner reports, which rely on the borrower's recollection of distant events. Because of the statistical limitations of Wickens' data on rates in specific metropolitan areas, they are not presented here. However, the 1934 data for regions in Table 4-1 are computed from Wickens' statistics on interest rates in 52 cities.

More recently, A. H. Schaaf attempted to explain regional differences in mortgage yields by employing the monthly mean rates on mortgage loans in 18 metropolitan areas reported by the Federal Home Loan Bank Board since 1963. Schaaf's qualified conclusion is that a large part of total regional variation, as indicated in the series, is accounted for by "the distance of the borrower from the northeastern capital markets, the risk of mortgage default, and the relative intensity of local demands for local savings."⁹ The results of the present study suggest that Schaaf's model greatly oversimplifies the complex, fragmented nature of local mortgage markets.

Differentials Between Four Major Regions in 1963

Loans sampled in 1963 support the historical finding that yields on conventional mortgage loans are typically lower in the East and Midwest than in the South and West. The following are mean effective interest rates on all loans sampled, classified by four regions, which together embrace the 50 states and the District of Columbia (standard deviation in parentheses).¹⁰

⁷ See D. N. Frederiksen, "Mortgage Banking in America," *Journal of Political Economy*, March 1894, p. 209.

⁸ David L. Wickens, *Residential Real Estate: Its Economic Position as Shown by Values, Rents, Family Incomes, Financing, and Construction, Together with Estimates for All Real Estate*, New York, NBER, 1941.

⁹ A. H. Schaaf, "Regional Differences in Mortgage Financing Costs," *Journal of Finance*, March 1966, p. 93.

¹⁰ A list of states in each region appears in Appendix Table 4-A1.

	Mean Effective Interest Rate
East	5.71 (.32)
Midwest	5.94 (.39)
South	6.10 (.46)
West	6.40 (.48)

An analysis of the variance test provided an F -ratio far in excess of that required to reject, at the one per cent level, the null hypothesis that the means are not significantly different. (These data reflect loans on all property types by all lender groups. Analysis of a number of subsets of the total sample will be provided later.)

During the period under study, a differential of approximately 70 basis points was evident between average mortgage interest rates in the Northeast and West, the lowest and highest yield regions, respectively. This compares with a yield differential of between 3 and 4 percentage points in 1890 and approximately 60 basis points in 1940 (Table 4-1).

While it is clear that interregional yield differentials diminished greatly during the half century ending in 1940, the small increase between 1940 and 1963 is not necessarily meaningful. The two sets of data are not at all comparable. The 1940 statistics refer to contract interest rates on outstanding loans on all owner-occupied housing, including FHA-insured loans, as reported by the 1940 Census of Housing. Our data, in contrast, represent average effective rates on new commitments and cover only conventional mortgages.

Regional Differentials by States and Metropolitan Areas

Regional yield differentials are very sensitive to the mix of areas within regions. This is illustrated in the tabulation below, which shows the effective yield difference between the East and West regions, and between two states and two metropolitan areas in these regions deliberately selected so as to provide large differentials.

Difference in Effective Yield Between	Basis Points
West and East	69
California and Massachusetts	98
San Diego and Boston	126

By a different selection of states and metropolitan areas we can obtain state and metropolitan area differentials considerably smaller than the

regional average, as the reader can see by consulting Appendix Tables 4-A2 and 4-T1. This reflects the wide variation in yields within regions, a topic discussed further below.

Distinction Between Contract and Effective Rate Differentials

It is important to distinguish differentials based on effective rate from differentials based on contract rate. The 1963 regional differences on the two bases are shown below (basis points):

Difference Between East and	Contract Rate	Effective Rate
Midwest	15	23
South	29	39
West	52	69

In each case the effective rate differential exceeds that of the contract rate. The East-West spread falls by 17 basis points to 52 basis points. The divergence is explained by the fact that the average level of borrower fees and charges is lowest in the East and progressively higher in the Midwest, South, and West. Fees average .26 per cent of loan amount in the East and 1.12 per cent of the loan amount in the Western states.

Similar comparisons can be made for yield differentials between selected metropolitan areas in different regions. These differentials are measured as the difference between the *b*-coefficients of the dummy variables representing the 18 metropolitan areas included in the multiple regression, as explained previously. The cities were paired by ranking them from 1 to 18 on the basis of their coefficients in the all-loan regressions with risk variables held constant. Then the lowest yield city was paired with the 10th, the second with the 11th, and so on. Since in one pair the two cities were in the same region (New York and Boston) only eight pairs are shown in Table 4-2.

It is again clear from Table 4-2 that effective yield differentials exceed those in contract rate, whether or not risk variables are taken into account. Of the 122 figures in this table, only 29 are negative, and 22 of these represent comparisons between two sets of the paired cities, Dallas-Chicago and Los Angeles-Miami. In these comparisons the contract yield differentials exceed those in effective yield for all categories of loan purpose, with one exception: the Los Angeles-Miami differential for new construction loans widens by 15 basis points when effective rate

TABLE 4-2. *Interregional Yield Differential Measured by Effective Interest Rate Minus Yield Differential Measured by Contract Rate (per cent)*

	Loan Purpose						Type of Lender			
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Commercial Banks		
Before Risk Variables										
Memphis less Baltimore	.107	(.024)	.115	.113	(.025)	NA	.101	.228		
Houston less Philadelphia	.071	.005	.097	.093	(.004)	.038	.088	.193		
Seattle less Detroit	.124	.219	.033	.106	(.045)	(.045)	.180	.054		
Atlanta less Minneapolis	.139	.130	.119	.174	.061	.083	.138	.394		
Dallas less Chicago	(.112)	(.184)	(.086)	(.094)	.013	NA	(.119)	(.136)		
Denver less Cleveland	.112	.128	.095	.108	.091	.034	.121	.049		
San Francisco less New Orleans	.179	.262	.113	.168	.005	.042	.214	.078		
Los Angeles less Miami	(.099)	.141	(.231)	(.110)	.024	(.143)	(.093)	NA		
After Risk Variables^a										
Memphis less Baltimore	.140	(.002)	.129	.170	(.021)	NA	.146	.200		
Houston less Philadelphia	.076	.005	.108	.097	.001	.049	.092	.181		
Seattle less Detroit	.113	.203	.032	.094	.009	(.042)	.154	.055		
Atlanta less Minneapolis	.123	.114	.114	.155	.058	.103	.119	.368		
Dallas less Chicago	(.127)	(.191)	(.087)	(.117)	.011	NA	(.137)	(.161)		
Denver less Cleveland	.108	.121	.098	.103	.108	.043	.117	.049		
San Francisco less New Orleans	.197	.272	.119	.202	(.005)	.043	.244	.105		
Los Angeles less Miami	(.075)	.155	(.221)	(.083)	(.030)	(.143)	(.062)	NA		

NOTE: Figures in parentheses are negatives. Data are fractions of one percentage point; for differential in basis points, move decimal right two places.

NA = not applicable.

^aRisk variables: loan-value ratio, purchase price, maturity.

is measured, reflecting the high level of fees and charges on home construction loans in Los Angeles. For loans by life insurance companies, the Miami rate exceeds the Los Angeles rate, but the contract rate differential is greater than the effective rate differential; thus, the difference is positive whether or not risk variables are included.

Interregional Differentials by Purpose of Loan

Interregional yield differentials are not uniform for the three types of loan purpose, as shown below (basis points):

Difference Between East and	New Construction	Newly Built	Previously Occupied
Midwest	17	16	25
South	38	32	44
West	76	47	70

Yield differentials are smallest in the newly built category of loan purpose. This reflects the fact that effective yields are generally lower for newly built homes because of the lower property risk. In general, geographical differentials tend to be smaller for subcategories of loans which carry less risk.¹¹

In the regressions run separately for each category of loan purpose, the newly built class also appears the most homogeneous with respect to area. This is true whether or not risk variables are taken into account. In five of the eight pairings here, the newly built differential is lowest of the three types of loan purpose. Moreover, for certain sets of paired cities, the loan purpose affects the magnitude of the regression differential sharply. In several cases the yield differential on new construction loans exceeds that on loans for newly built homes by approximately one-half of a percentage point. The following differentials (shown in basis points) hold risk variables and lender type constant.

¹¹ Yield levels are summarized below:

	New Construction	Newly Built	Previously Occupied
East	5.78	5.68	5.71
Midwest	5.95	5.84	5.96
South	6.16	6.00	6.15
West	6.54	6.15	6.41

	Effective Yield Differential		
	New Construction	Newly Built	Previously Occupied
Memphis less Baltimore	15	36	46
Houston less Philadelphia	21	46	48
Seattle less Detroit	58	14	36
Atlanta less Minneapolis	27	27	41
Dallas less Chicago	3	29	44
Denver less Cleveland	34	24	29
San Francisco less New Orleans	46	14	37
Los Angeles less Miami	67	14	45

Interregional Differentials by Lender Type

Since the lending activities of four of the five lender groups are overshadowed in the statistical data by the savings and loan association loans, which comprise nearly 70 per cent of the observations, it is instructive to examine separately the results for each group. This allows us to determine whether the type of lender that a prospective borrower contacts is likely to affect the premium over the East Coast rate that he pays.¹² Effective yield differentials by region for the lender groups follow (basis points; figures in parentheses are negatives):

¹² Effective interest rates for the five lender groups are:

	Life Insurance	Mortgage Company	Savings and Loan	Mutual Savings	Commercial Banks
East	5.51	5.78	5.84	5.59	5.67
Midwest	5.50	5.55	6.04	5.66	5.73
South	5.54	5.71	6.20	NA	5.93
West	5.62	5.76	6.49	5.87	6.01

NA = not applicable.

As noted above, in these tabulations loans are classified by location of property. Mean rates in each region were also computed on loans by lenders located within the same region as the property. Because direct interregional lending activities are unusual, the number of observations in the two data sets, and the mean interest rates, were nearly identical. The principal exception was the life insurance category, in which the mean rate on Western properties is raised by 30 to 40 basis points, depending on loan purpose, when loans in the West by Eastern lenders are excluded. A complete tabulation of both effective and contract rates by regions, for all property and lender types and all combined categories, appears in Appendix Tables 4-A7 and 4-A8.

Difference Between East and	Life Insurance	Mortgage Company	Savings and Loan	Mutual Savings	Commercial Banks
Midwest	(1)	(23)	20	7	6
South	3	(7)	36	NA	26
West	11	(2)	65	28	34

NA = not applicable.

It is clear that much of the variation in mortgage interest rates is indeed attributable to the savings and loan group, for which the East-West differential is 65 basis points. For the remaining lenders, the spread ranges from 11 basis points in the life insurance category to 34 basis points in the commercial bank group. When measured between average contract rates on commercial bank loans, the East-West differential is only 29 basis points, and on bank loans for newly built homes, only 22 basis points. On mortgage company loans, the yield is higher in the East than in any other region. Yield differentials between metropolitan areas in different regions are also significantly different for different lender types. This is true in the raw data as well as in the regression results. Lender group yield differentials between cities based upon the effective rate regression that held loan purpose, maturity, purchase price and loan-value ratio constant are as follows (basis points; figures in parentheses are negatives):

	All Loans	Life Insurance Companies	Mortgage Companies	Savings and Loans	Commercial Banks
Memphis less Baltimore	40	18	NA	44	42
Houston less Philadelphia	41	15	13	45	69
Seattle less Detroit	37	15	2	44	37
Atlanta less Minneapolis	31	11	12	36	70
Dallas less Chicago	32	3	NA	31	68
Denver less Cleveland	29	14	25	27	27
San Francisco less New Orleans	35	11	6	44	32
Los Angeles less Miami	42	(03)	1	47	NA

NA = not applicable.

Differentials based on pairings of all cities with Boston, presented in Appendix Table 4-A14, further illustrate the lender group differences. For example, when loan purpose and the three risk variables are held constant, the savings and loan yield coefficient for Los Angeles exceeds the Boston coefficient by 1.07 percentage points; the life insurance

differential is only 39 basis points, and the commercial bank, 82. Atlanta's coefficient in the commercial bank regression suggests a rate one percentage point above that in Boston; in the savings and loan regression it is 76 basis points, and only 35 basis points in the life insurance regression. Contract rate differentials appear in Appendix Table 4-A17.

Because of the weight of savings and loans in the total sample, the coefficients in the savings association regression parallel most closely those in the all loan regression. The savings and loan coefficients are generally larger than those in the all loan regression, indicating that the net effect of the activities of the other lender groups is to reduce the differential in mean mortgage yields between Boston and other metropolitan areas. The city coefficients in the commercial bank regression are the most variable relative to the total sample. Some of the coefficients in the commercial bank regressions are substantially larger than those in the total sample and some are considerably smaller.

All city coefficients in the life company regression are exceeded by those in the all loan regression. If we exclude Boston and Baltimore, the lowest rate cities, all remaining city coefficients fall within a range of less than one-quarter of a percentage point.

The most interesting result of the mortgage company regressions is the apparent reversal of the typical regional pattern of mortgage yields. New York has the highest coefficient, 51 basis points higher than Chicago and 31 higher than San Francisco. Apparently this reflects a difference in the intermediary role assumed by Eastern mortgage companies, as opposed to those in other areas. Mortgage companies in the South and West originate loans for Eastern life insurance companies and mutual savings banks. Thus, terms on mortgage company loans in the South and West reflect lending limitations on these institutions, as well as their generally conservative investment preferences. In the East, mortgage companies are more likely to serve local savings and loan associations, which prefer higher risk loans at higher yields. In short, mortgage companies earn a yield that is generally higher than that of their clients, but their clients in the East are relatively high-yield lenders while their clients in other areas tend to be relatively low-yield lenders. The high effective yield on mortgage company loans in the East is primarily traceable to the fees that borrowers pay for the mortgage company's services in placing the loan. For all loans these average .66 per cent of the loan amount on mortgage company loans in the East; on new construction loans, the mean fee is 1.7 per cent of the loan amount. The comparable figures for savings and loan associations are .31 and .55 per cent.

Impact of Risk Variables on Interregional Differentials

An important question is whether regional yield differentials are significantly influenced by differences in mortgage risk characteristics. Table 4-3 indicates that both increases and decreases in yield differentials between paired cities can be expected to arise with the introduction of risk variables, but that for all loans combined the changes will ordinarily be small. The differential widened in four cases and narrowed in four cases in the effective rate comparisons, with changes ranging up to 12 basis points but averaging only 7 basis points. Among categories of loan purpose, the largest increase, 16 basis points, arose in the previously occupied group.

The influence of risk variables on yield differentials is clearly dependent upon the lender category. Differentials between interest rates in paired cities generally increased slightly, when differences in contract terms were taken into account, for loans by life insurance companies and mortgage companies. For loans by savings and loan associations, the changes were greater, averaging over 9 basis points, representing four increases and four declines. On commercial bank loans five of the differentials decreased and only two increased. Changes averaged 12.5 basis points, with three decreases ranging to over 20 basis points.

For all lender groups and categories of loan purpose the changes that result when risk variables are considered are slightly lower in the contract rate data than in the effective rate data.

Yield differentials between paired cities as measured from regression coefficients were also compared with the raw data, in which neither loan purpose nor lender type is held constant. The yield differential was larger in the unadjusted data for six of the eight sets of paired cities; the average of the eight differences was nearly 10 basis points, and the largest was 16 basis points.

INTRAREGIONAL MORTGAGE YIELD DIFFERENTIALS

Chart 4-1 presents frequency distributions of average effective interest rates in 100 SMSAs, divided into four regions. Data appear in Table 4-4. These distributions show that yield differentials of 50 basis points or more between cities in the same region are not uncommon. Moreover, although there are more low rate cities in the East than in the

TABLE 4-3. Change in Yield Differential Between Paired Cities From Inclusion of Risk Variables

	Loan Purpose							Type of Lender		
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Commercial Banks		
Effective Rate										
Number of differentials increased	4	3	5	4	6	6	4	2		
Largest increase (basis points)	12.0	5.2	7.0	16.2	7.9	7.9	14.7	14.8		
Number of differentials decreased	4	5	3	4	2	0	4	5		
Largest decrease (basis points)	8.7	7.5	9.8	8.7	0.3	NA	10.6	20.6		
Average absolute change (basis points)	7.1	5.1	4.7	8.8	2.4	3.5	9.4	12.5		
Contract Rate										
Number of differentials increased	4	3	4	4	5	5	4	2		
Largest increase (basis points)	8.7	3.0	5.9	12.5	4.7	4.8	9.2	12.1		
Number of differentials decreased	4	5	4	4	3	1	4	5		
Largest decrease (basis points)	7.2	6.9	9.9	9.6	2.0	3.2	8.0	17.8		
Average absolute change (basis points)	5.6	4.0	4.0	7.0	1.7	3.0	7.0	10.8		

SOURCE: Appendix Table 4-A11.

NA = not applicable.

CHART 4-1. Distribution of Effective Interest Rate for All Loans by Geographic Area, 100 Metropolitan Areas

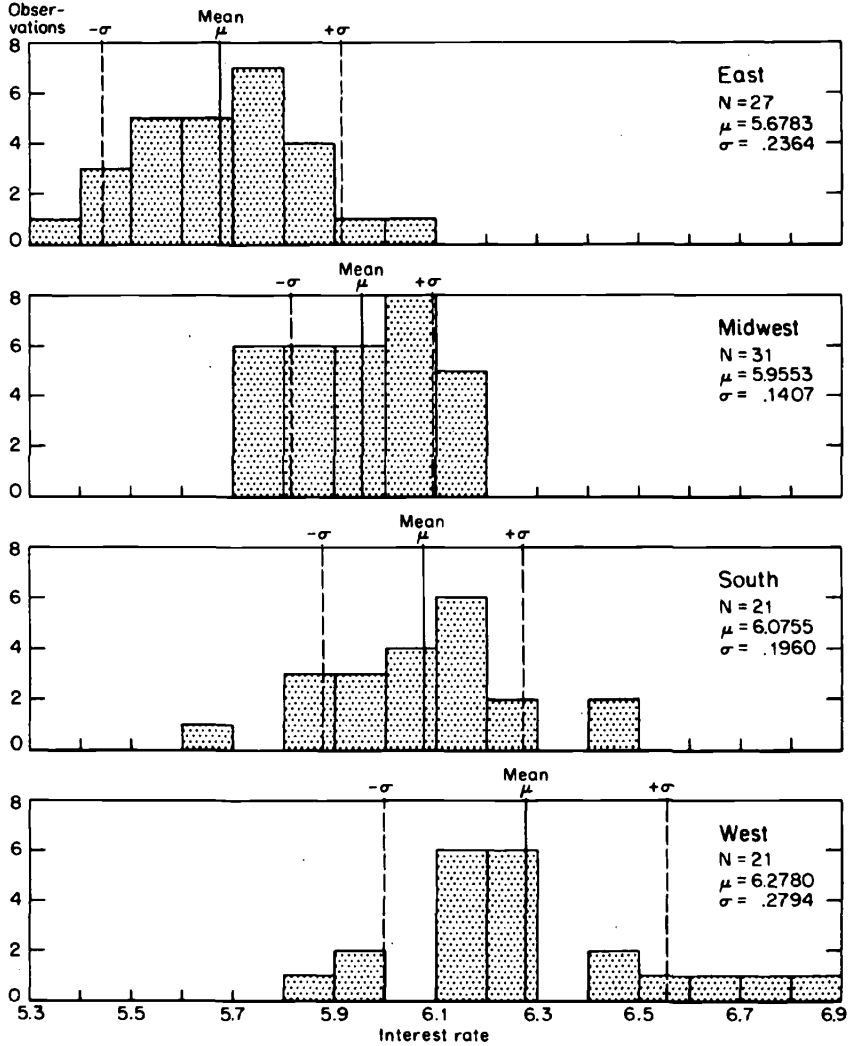


TABLE 4-4. *Distribution of Mean Effective Interest Rates on All Loans in 100 Metropolitan Areas, by Geographic Areas, May-December 1963 (number of observations)*

Rate Class	East	Midwest	South	West	All Areas
5.30-5.39	1	-	-	-	1
5.40-5.49	3	-	-	-	3
5.50-5.59	5	-	-	-	5
5.60-5.69	→ 5	-	-	-	6
5.70-5.79	7	6	1	-	13
5.80-5.89	4	6	3	1	14
5.90-5.99	1	→ 6	3	2	→ 12
6.00-6.09	1	8	→ 4	-	13
6.10-6.19	-	5	6	6	17
6.20-6.29	-	-	2	→ 6	8
6.30-6.39	-	-	-	-	-
6.40-6.49	-	-	2	2	4
6.50-6.59	-	-	-	1	1
6.60-6.69	-	-	-	1	1
6.70-6.79	-	-	-	1	1
6.80-6.89	-	-	-	1	1
Mean rate	5.678	5.955	6.076	6.278	5.974
Standard deviation	.236	.141	.196	.279	.300
Number of observations	27	31	21	21	100

NOTE: → indicates median class.

West, a substantial degree of overlapping exists in the yield patterns of the several regions. Rates of 5.8 to 6.1 per cent exist in cities in all four regions. Finally, the regional differentials between the lowest rate metropolitan area in the East and the highest in the West reach one and one-half percentage points.

We further disaggregate data for 42 SMSAs grouped into five regions.¹³ Average rates and other terms for these areas are presented in two sets of Appendix tables, the "T" series and the "S" series, which provide different levels of aggregation. The "T" series provides mean data for all loans combined, for all five lender groups, and for the three

¹³ The New England states were broken out of the Eastern grouping to create five regions instead of four.

categories of loan purpose. The "S" series further disaggregates the data, so that terms on loans in each loan purpose group by members of each lender group can be compared. Both series provide mean values of the seven available contract terms for any cell in which at least six observations were recorded. Cells in which 6-10 observations were available are starred.¹⁴

These tabulations demonstrate that a map of mortgage yields presents a checkered, rather than an orderly, regional pattern even within a given category of lender type and loan purpose. This point is illustrated below by selected comparisons from Appendix Table 4-S1 of some intraregional and interregional yield differentials covering loans on newly built homes by savings and loan associations.

Geographical Yield Differentials

<i>Intraregional</i>	<i>Basis Points</i>	<i>Interregional</i>	<i>Basis Points</i>
Boston-Hartford	43	Boston-New York	42
Providence-New Haven	38	Chicago-New York	4
Detroit-Indianapolis	22	Chicago-New Orleans	15
Cincinnati-Cleveland	12	Kansas City-Atlanta	27
Houston-Ft. Worth	21	St. Louis-Seattle	21
Louisville-Atlanta	30	Cleveland-Houston	30
Seattle-Portland	17	Boston-San Francisco	76
Denver-San Diego	31	Atlanta-Los Angeles	5

Intraregional yield differentials also can be measured by the regressions covering 18 major metropolitan areas. Effective yield differentials (in basis points) between four pairs of cities, one pair in each of the major regions, are shown below for both all loans and loans on newly built homes by savings and loan associations:

¹⁴ The terms presented are mean effective interest rate (Appendix Tables 4-T1, 4-S1), mean contract rate (4-T2, 4-S2), average fees and charges (4-T3, 4-S3), average loan-value ratio (4-T4, 4-S4), mean purchase price (4-T5, 4-S5), mean loan amount (4-T6, 4-S6), and average maturity (4-T7, 4-S7). Ordering of cities within each region in the T and S series is based upon mean effective interest rate secured by savings and loan associations for mortgages on previously occupied properties (Appendix Table 4-S1, col. 1).

<i>Region</i>	<i>Cities</i>	All Loans, Differential Based on		Savings and Loan on Newly Built Homes, Differential Based on	
		Average Rate	Regressions With Risk Variables	Average Rate	Regressions With Risk Variables
East	New York less Philadelphia	12	32	17	29
Midwest	Cleveland less Detroit	4	11	3	24
South	Dallas less New Orleans	27	21	23	22
West	Los Angeles less Seattle	27	24	13	28

It is clear that the risk variables included in the regression do not explain these intraregional differentials. In both sets of pairings the yield differentials are larger after inclusion of risk variables for three of the four sets of paired cities. Differences in mortgage yield determinants not included in our data, including factors bearing on local market structure, may be responsible for this.

FACTORS UNDERLYING YIELD DIFFERENTIALS

The existence and approximate magnitude of mortgage yield differentials both between and within regions have been established; we now consider possible factors underlying these differences.

The mortgage market is essentially a local market, matching local savings with local housing demands. Assuming no capital flows between markets, uniform mortgage yields would arise only if demand and supply curves for mortgage capital intersected at the identical interest rate in all areas. This would require essentially uniform local demand and supply curves throughout the United States, which implies, among

other things, uniform rates of population and economic growth; such conditions are not met in the American economy.

Guttentag has reduced the situation to its essentials: "The most important determinant of the demand for mortgage funds is growth in the number of households, while the supply of funds is largely determined by the size of the sitting population. For this reason, the demand in areas experiencing a large net immigration of population will be greater, relative to supply, and interest rates will be higher than in 'old' areas where population is growing slowly or not at all. This is the principal cause of regional yield differentials."¹⁵

The major question is why the market does not entirely eliminate the differentials through intermarket flow.

High Cost of Information

Information on average loan characteristics for various areas is not difficult to obtain. Average terms on new commitments in major cities are published monthly by both *House and Home* and the Federal Home Loan Bank Board. Additionally, mortgage investors are a gregarious group, frequently meeting with colleagues in the city, county, state, region, and nation. Consequently, most competent mortgage lenders have a fairly accurate picture of interest rate patterns in the areas in which they operate. For life insurance companies and some large savings banks, this area encompasses most of the United States.

Information on specific loans, however, is costly to obtain. Although some economists may be surprised by the fact, most national lenders in the mortgage market insist upon personally visiting every residential property upon which they make conventional loans. They are reluctant to surrender authority for firm commitments to agents.¹⁶ To many lenders a personal assessment of the borrower's willingness to fulfill his obligation is the most important factor in a mortgage commitment. The cost of personal interviews increases with both distance and the number of areas selected for foreign investment. Thus, information regarding the quality of a loan in a distant area is likely to cost more than comparable information on local conditions.

¹⁵ Jack M. Guttentag, "The Federal National Mortgage Association," in *Federal Credit Agencies*, Englewood Cliffs, 1963, p. 135.

¹⁶ An investor who has corresponded for some years with a mortgage banker may purchase the loan without inspecting the property, but he will visit it within six months, with an option to return the loan to the originator.

Legal Constraints

Legal factors that affect lenders' ability and willingness to make out-of-state conventional mortgage loans may be classified into two categories—those that serve as a barrier to capital flowing from the state, and those that inhibit or influence the flow of foreign mortgage funds into the state.

The first category of statutes governs out-of-state lending by domestic institutions. In general, these statutes allow life insurance companies nationwide lending powers, but restrict out-of-state lending by other types of financial institutions. Savings and loan associations have generally been limited to an area bounded by a 50 or 100 mile radius from the home office.

The 19 states that have chartered mutual savings banks fall into three groups. Connecticut, Massachusetts, and New Jersey allow out-of-state lending within only a limited radius. Currently, the range in New Jersey is 50 miles from the state border and, in Connecticut and Massachusetts, 50 miles from the home office.¹⁷ Five states limit out-of-state lending by mutual savings banks to a group of states, usually contiguous states. The remaining states permit virtually unlimited out-of-state lending powers, although maximum contract terms may be specified. Although the principal savings bank state, New York, presently falls within this category, in 1963 lending activities were restricted to New York and adjoining states.

The second category of statutes, which may influence the transfer of funds to a foreign state, is more complex. A lender must consider the doing business statutes, registration and qualification requirements, and franchise and income taxes. Some states make it relatively easy for a foreign corporation to engage in mortgage lending, others require some comparatively simple and inexpensive procedures, some require onerous and/or expensive procedures, and a number of states prohibit entirely loans by certain types of foreign lenders. For example, Alabama, Arizona, Colorado, and New Hampshire do not permit out-of-state savings and loan associations to make mortgage loans.¹⁸

¹⁷ The permissible area for both Connecticut and New Jersey savings banks has been broadened since 1963.

¹⁸ See Malcolm C. Sherman, *Mortgage and Real Estate Investment Guide*, which is published annually by Helen B. Sherman, Boston, Massachusetts. Much of the material in this section is drawn from the 1967 edition of the *Guide*. Sherman includes (on pp. 407-408 of the 1967 edition) a summary of the ease

Legal limits on loan characteristics may affect foreign lending in a state. Both maximum allowable interest charges and penalties for usurious rates differ widely among states. In early 1967, maximum interest rates ranged from 6 per cent (10 states) to 21 per cent (1 state).¹⁹ Some states impose civil penalties only, but these range from loss of excess interest, to loss of all interest, to loss of principal and interest. The effect of fees and charges on the determination of usury varies in similar fashion. Finally, in some states interest on interest is prohibited, which causes complications for the lender in the assessment of penalties for delinquent payments. Statutory limits on loan size, loan-value ratio, and maturity also vary from state to state.

The foreign lender must be familiar with the detail of the real property laws, because of the importance of assuring adequate security. "The rights of husband and wife, courtesy, dower and homestead are pertinent in making mortgage loans in the various states, especially where one of the parties does not execute the mortgage and the other claims sole ownership of the security."²⁰

Of major importance are the remedies available to the mortgagee in the event of default and/or foreclosure. For example, in Louisiana, if a monthly payment is not paid within 31 days of the due date, the property may be immediately foreclosed and sold; there is no equity of redemption. In other states, it may be several years before the of making out-of-state mortgages by foreign corporations. He rates each state, on an A (easiest) to E (prohibited) scale, on the basis of the aggregate effect of state statutes, in his opinion, on mortgage loan activities of seven types of lending institutions. See also John J. Redfield, "Out-of-State Mortgage Investments by Savings Banks," *Commercial and Financial Chronicle*, January 5, 1956.

¹⁹ The complete distribution follows: 6 per cent—10 states; 7 per cent—6 states; 8 per cent—12 states and D.C.; 9 per cent—1 state; 10 per cent—11 states; 12 per cent—6 states; 21 per cent—1 state; no limit—Maine, New Hampshire, Massachusetts. (Source: memorandum from the legal department, National Association of Mutual Savings Banks, March 29, 1967.) Since credit was relatively easy during the period under study, usury statutes were of limited significance. In 1967, however, foreign residential mortgage capital virtually ceased flowing into a number of Southern states with 6 per cent ceilings. North Carolina, under pressure from mortgage bankers and home builders, raised the rate limit to 7 per cent in June of 1967.

During the extremely tight credit conditions that obtained during 1967, usury statutes probably contributed to interstate capital flows. New York savings banks, faced with a 6 per cent limit on conventionals when FHA-insured loans were selling at 6 per cent plus five to eight points, took advantage of legislation allowing nationwide conventional lending and poured mortgage money into states allowing higher yields. The situation was comparable in Pennsylvania.

²⁰ Sherman, *op. cit.*, p. 4.

redemption period has expired and a clear title can be passed to a subsequent purchaser. Discussions with a large number of mortgage bankers indicate that the diversity of foreclosure and equity of redemption statutes is the single most important barrier, if one is to be singled out, to a larger interstate flow of mortgage capital, and certainly to the development of a secondary mortgage market.

Varying Costs of Acquisition and Servicing

Facilities for the acquisition and servicing of residential mortgages are not uniformly available. A sparsely settled area may simply not justify the cost of establishing a mortgage company or branch office of a bank or life company. The consequence is pockets of capital scarcity that can be found in rural areas and small cities throughout the United States. They are often characterized by a local financial monopoly, perhaps a single savings and loan association, or a commercial bank and savings and loan with close ties. This lack of technical facilities for capital transfers is the principal source of intraregional differentials.

Facilities do exist for interregional fund transfers to capital-deficit areas, but in mortgage lending they often involve higher processing costs than local lending. This is largely a result of duplication of facilities and services when a mortgage banker is retained; the amount depends upon the degree to which the lender is willing to delegate lending authority. Auditing procedures for assuring the financial soundness of the servicing agent also increase the total cost of foreign lending.

SUMMARY AND CONCLUSIONS

This paper has considered the influence of property location on effective yields of conventional, residential mortgage yields during 1963. Property location is shown to be a statistically significant yield determinant. This is true of loans by five types of lender and for three categories of loan purpose. Property location is least significant for loans on newly built homes, which represent a more homogenous class than the new construction and previously occupied categories.

Interregional mortgage yield differentials are largest in magnitude when measured between average interest rates prevailing in the East and West. The differential of approximately 70 basis points in effective mortgage yields in these regions does not differ markedly from that

which existed in 1940. On the most standardized property type, newly built homes, the differential between Eastern and Western average rates is slightly less than one-half of one percentage point.

A large part of the East-West differential in mortgage yields is attributable to differences in mean rates on loans by savings and loan associations. For this lender group, effective interest rate in the West averages 65 basis points higher than in the East. In contrast, the average differential for three other lender groups—life insurance companies, mutual savings banks, and commercial banks—is only one-quarter of a percentage point.

This would appear to enlarge, rather than diminish, the economic significance of the interregional differential because savings and loan associations represent the principal source of conventional residential mortgage financing. For many borrowers they may be the only practical source. The most important consideration to most borrowers seeking home financing is the down payment required, and savings associations typically are authorized to allow a higher loan-value ratio than competing lenders. There is some evidence that borrowers who require a loan in excess of 75 per cent of property value pay a market premium for the privilege, particularly in areas where capital demand exceeds supply. Whether lender risk exposure rises correspondingly is questionable.

The continued existence of interregional yield differentials appears to represent a manifestation of allocational inefficiency within an important segment of the financial markets.²¹ Whether it is serious enough to warrant official concern is a matter of personal determination. There are indications, however, that some mortgage interest rate variation could be reduced if existing obstacles in the path of interstate mortgage capital transfers were removed. Specifically, state laws should be redrawn to increase the mobility of mortgage capital. A uniform real property code would reduce the reluctance of lenders to engage in widespread out-of-state mortgage lending activities. A corresponding requirement is that geographical lending authority of the various financial institutions be broadened to permit nationwide mortgage lending.

²¹ Without knowledge of transaction costs, of which information costs relating to the lender's risk are often the most important, we cannot make a conclusive determination of allocative inefficiency. George J. Stigler's remarks in "Imperfections in the Capital Market," *Journal of Political Economy*, June 1967, pp. 287-292, are most relevant here. But the local-monopoly-structure of a good deal of the residential mortgage market does suggest the opportunity for inefficiency.

Intraregional yield differentials of substantial magnitude were also established. These arise not only across state lines but also between neighboring cities within individual states. Additionally, within individual metropolitan areas, significant differences in rates charged by different types of lenders are evident. In conclusion, it would seem that structural changes are required in a relatively large number of local residential mortgage markets.

APPENDIX TABLE 4-A1. *States Included in Regions*

REGION ONE – East	REGION THREE (cont'd)
Connecticut	Georgia
Maine	Kentucky
Massachusetts	Louisiana
New Hampshire	Maryland
New Jersey	Mississippi
New York	North Carolina
Pennsylvania	Oklahoma
Rhode Island	South Carolina
Vermont	Tennessee
	Texas
REGION TWO – Midwest	Virginia
Illinois	Washington D. C.
Indiana	West Virginia
Iowa	
Kansas	REGION FOUR – West
Michigan	Alaska
Minnesota	Arizona
Missouri	California
Nebraska	Colorado
North Dakota	Hawaii
Ohio	Idaho
South Dakota	Montana
Wisconsin	Nevada
	New Mexico
REGION THREE – South	Oregon
Alabama	Washington
Arkansas	Wyoming
Delaware	Utah
Florida	

APPENDIX TABLE 4-A2. Mean Effective Interest Rate for States, Grouped by Region, Loan Purpose, and Lender Type (standard deviations in parentheses)

	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Connecticut	5.67 (.25)	5.69 (.24)	5.67 (.25)	5.67 (.25)	5.52 (.10)	-	5.84 (.27)	5.62 (.22)	5.62 (.20)	
Maine	5.86 (.29)	5.84 (.23)	-	5.87 (.30)	-	-	5.89 (.20)	5.84 (.24)	5.89 (.48)	
Massachusetts	5.43 (.27)	5.46 (.27)	5.37 (.27)	5.44 (.27)	5.22 (.08)	-	5.58 (.28)	5.40 (.25)	5.31 (.26)	
New Hampshire	5.89 (.22)	5.86 (.29)	5.89 (.19)	5.89 (.20)	-	-	5.93 (.19)	5.89 (.22)	5.84 (.22)	
Rhode Island	5.63 (.27)	5.65 (.27)	5.62 (.25)	5.63 (.27)	-	-	5.76 (.32)	5.52 (.14)	5.53 (.17)	
Vermont	5.86 (.25)	-	-	5.89 (.24)	-	-	5.88 (.22)	-	5.81 (.31)	
Middle Atlantic										
Delaware	5.52 (.35)	5.53 (.40)	5.50 (.30)	5.54 (.36)	5.32 (.15)	-	6.22 (.22)	5.38 (.24)	5.64 (.28)	
Maryland	5.70 (.33)	6.00 (.28)	5.61 (.28)	5.66 (.33)	5.44 (.15)	5.54 (.16)	5.83 (.31)	5.39 (.16)	5.68 (.32)	
New Jersey	5.73 (.29)	5.76 (.29)	5.68 (.28)	5.75 (.29)	5.52 (.08)	5.72 (.33)	5.80 (.27)	5.74 (.31)	5.63 (.29)	
New York	5.79 (.28)	5.86 (.28)	5.82 (.27)	5.76 (.27)	5.55 (.11)	5.98 (.24)	5.90 (.24)	5.75 (.25)	5.69 (.28)	

(continued)

APPENDIX TABLE 4-A2 (continued)

	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Pennsylvania	5.73 (.35)	5.86 (.33)	5.58 (.32)	5.76 (.35)	5.44 (.22)	5.54 (.29)	5.89 (.32)	5.40 (.18)	5.76 (.32)	
Great Lakes										
Illinois	5.91 (.42)	5.95 (.45)	5.81 (.39)	5.92 (.41)	5.49 (.24)	5.42 (.17)	6.01 (.38)	-	5.57 (.35)	
Indiana	6.01 (.34)	6.02 (.36)	5.90 (.31)	6.03 (.33)	5.48 (.22)	5.58 (.14)	6.11 (.27)	-	5.79 (.35)	
Michigan	5.85 (.34)	5.79 (.33)	5.75 (.29)	5.90 (.36)	5.50 (.16)	5.79 (.29)	5.86 (.29)	-	5.94 (.46)	
Ohio	5.96 (.40)	6.03 (.39)	5.82 (.35)	5.98 (.41)	5.52 (.18)	5.51 (.15)	6.12 (.35)	-	5.67 (.32)	
Wisconsin	5.85 (.32)	5.81 (.34)	5.88 (.29)	5.86 (.31)	5.38 (.17)	5.45 (.21)	5.93 (.28)	6.04 (.14)	5.70 (.32)	
Upper South										
Kentucky	6.00 (.26)	6.02 (.25)	5.93 (.25)	6.04 (.25)	5.62 (.15)	-	6.04 (.23)	-	5.83 (.31)	
Tennessee	6.03 (.31)	5.94 (.34)	6.02 (.31)	6.08 (.29)	5.50 (.22)	5.71 (.19)	6.13 (.24)	-	6.05 (.30)	
Virginia	5.90 (.30)	6.00 (.28)	5.84 (.31)	5.88 (.29)	5.53 (.22)	5.50 (.11)	5.98 (.26)	5.25 (.00)	5.83 (.28)	
West Virginia	6.05 (.23)	6.02 (.24)	5.99 (.21)	6.10 (.23)	5.72 (.18)	-	6.11 (.18)	-	5.93 (.28)	

(continued)

APPENDIX TABLE 4-A2 (continued)

	Loan Purpose				Type of Lender					
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Lower South										
Alabama	6.35 (.58)	6.42 (.59)	6.19 (.48)	6.55 (.67)	5.43 (.21)	5.72 (.16)	6.59 (.35)	-	7.22 (.79)	
Arkansas	6.60 (.51)	6.70 (.56)	6.38 (.46)	6.75 (.46)	5.64 (.16)	-	6.69 (.41)	-	-	
Florida	6.17 (.33)	6.20 (.35)	6.14 (.29)	6.17 (.34)	5.74 (.31)	5.95 (.23)	6.21 (.31)	-	6.39 (.48)	
Georgia	6.29 (.47)	6.29 (.45)	6.15 (.40)	6.44 (.50)	5.55 (.29)	5.67 (.11)	6.37 (.40)	-	6.47 (.68)	
Louisiana	6.22 (.60)	6.22 (.62)	5.94 (.43)	6.31 (.62)	5.42 (.25)	5.56 (.19)	6.34 (.56)	-	5.92 (.57)	
Mississippi	6.41 (.62)	6.21 (.60)	6.23 (.59)	6.68 (.56)	5.45 (.31)	-	6.58 (.48)	-	-	
North Carolina	6.05 (.22)	6.03 (.24)	6.04 (.25)	6.08 (.17)	5.47 (.26)	-	6.09 (.15)	-	5.73 (.23)	
South Carolina	6.20 (.41)	6.21 (.37)	6.02 (.31)	6.28 (.46)	-	-	6.21 (.40)	-	-	
Plains										
Iowa	6.05 (.34)	5.98 (.37)	6.11 (.43)	6.06 (.29)	5.55 (.13)	5.69 (.29)	6.15 (.28)	-	5.87 (.30)	
Kansas	6.09 (.35)	6.05 (.35)	5.99 (.34)	6.14 (.34)	5.53 (.21)	5.65 (.17)	6.13 (.31)	-	5.96 (.50)	

(continued)

APPENDIX TABLE 4-A2 (continued)

	Loan Purpose				Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks
Minnesota	5.83 (.33)	5.90 (.33)	5.70 (.28)	5.83 (.33)	5.49 (.16)	5.58 (.24)	5.95 (.25)	5.56 (.13)	5.68 (.39)
Missouri	6.12 (.49)	6.24 (.53)	5.93 (.37)	6.18 (.50)	5.44 (.17)	5.77 (.21)	6.20 (.41)	-	6.08 (.63)
Nebraska	6.00 (.33)	5.93 (.23)	5.92 (.36)	6.07 (.37)	5.58 (.15)	-	6.04 (.29)	-	6.08 (.57)
North Dakota	6.19 (.31)	6.41 (.34)	6.04 (.14)	6.15 (.29)	-	-	6.20 (.30)	-	6.24 (.41)
South Dakota	6.12 (.30)	6.06 (.34)	6.05 (.26)	6.18 (.28)	-	5.71 (.17)	6.16 (.24)	-	-
South West									
Arizona	6.31 (.45)	6.29 (.64)	6.24 (.34)	6.35 (.44)	5.48 (.24)	-	6.43 (.34)	-	-
New Mexico	6.12 (.42)	5.94 (.32)	6.10 (.32)	6.39 (.64)	5.48 (.24)	-	6.25 (.32)	-	-
Oklahoma	6.07 (.51)	6.08 (.51)	5.87 (.39)	6.28 (.54)	5.45 (.23)	-	6.21 (.43)	-	5.82 (.63)
Texas	6.29 (.56)	6.19 (.48)	6.17 (.43)	6.45 (.67)	5.54 (.22)	5.77 (.21)	6.35 (.52)	-	6.42 (.78)
Rocky Mountains									
Colorado	6.25 (.52)	6.33 (.55)	6.13 (.43)	6.29 (.54)	5.60 (.15)	5.76 (.18)	6.41 (.47)	-	5.91 (.45)

(continued)

APPENDIX TABLE 4-A2 (concluded)

	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Idaho	6.08 (.23)	6.09 (.13)	-	-	6.05 (.16)	-	-	-	-	
Montana	6.11 (.49)	6.20 (.43)	5.84 (.21)	6.21 (.64)	6.05 (.13)	-	6.20 (.53)	-	5.67 (.12)	
Utah	6.23 (.39)	6.35 (.29)	6.19 (.37)	6.20 (.43)	5.76 (.36)	-	6.35 (.26)	-	6.14 (.53)	
Wyoming	6.42 (.61)	-	-	6.49 (.58)	-	-	6.13 (.33)	-	6.78 (.53)	
Far West										
California	6.41 (.49)	6.70 (.58)	6.16 (.43)	6.41 (.45)	5.58 (.25)	5.70 (.34)	6.51 (.42)	-	5.99 (.34)	
Nevada	6.20 (.39)	-	6.07 (.03)	-	-	-	-	-	6.14 (.23)	
Oregon	6.19 (.47)	6.23 (.49)	5.97 (.30)	6.23 (.49)	5.65 (.23)	5.60 (.12)	6.30 (.44)	-	5.92 (.30)	
Washington	6.20 (.44)	6.30 (.37)	5.96 (.34)	6.22 (.50)	5.70 (.33)	5.89 (.33)	6.37 (.39)	5.87 (.22)	6.10 (.50)	

NOTE: Cells with less than 15 observations are excluded. This nine-region breakdown is that recommended by the Conference on Research in Income and Wealth, *Regional Income*, Vol. 21, Princeton, Princeton University Press for NBER, 1957, pp. 103-104.

APPENDIX TABLE 4-A3. Average Terms on Conventional Residential Mortgage Loan by Loan Purpose and Type of Lender for 18 Principal Metropolitan Areas Combined, May-December, 1963 (standard deviations in parentheses)

	Maturity (years)	Loan Amount (dollars)	Loan/Value Ratio (per cent)	Purchase Price (dollars)	Contract Interest Rate (per cent)	Fees and Charges (per cent)	Effective Interest Rate (per cent)
All observations	22.57 (4.96)	16,508 (7,815.6)	72.19 (13.40)	23,149 (11,088)	5.84 (.420)	0.80 (.787)	5.98 (.494)
Life insurance	25.37 (4.01)	20,602 (7,751.3)	66.92 (11.11)	31,029 (11,453)	5.50 (.190)	0.18 (.321)	5.53 (.210)
Mortgage companies	24.28 (4.04)	19,229 (7,596.5)	68.49 (12.91)	28,561 (11,879)	5.56 (.257)	0.59 (.543)	5.65 (.284)
Savings and loan	23.19 (4.59)	16,270 (7,589.3)	75.78 (11.43)	21,527 (9,948)	6.00 (.388)	1.03 (.802)	6.18 (.444)
Mutual savings	22.78 (4.87)	15,098 (6,673.4)	67.01 (13.98)	22,595 (9,255)	5.46 (.235)	0.19 (.396)	5.49 (.266)
Commercial banks	18.09 (4.80)	16,609 (9,122.1)	61.56 (14.55)	27,265 (14,143)	5.57 (.329)	0.34 (.503)	5.64 (.357)
New construction	23.29 (4.29)	18,514 (8,171.5)	71.04 (12.84)	26,448 (11,865)	5.84 (.385)	1.21 (1.066)	6.04 (.492)
Newly built	24.59 (4.38)	17,616 (6,797.0)	73.20 (14.03)	24,358 (9,280)	5.76 (.365)	0.69 (.701)	5.87 (.415)
Previously occupied	21.75 (5.07)	15,695 (7,919.3)	72.12 (13.26)	22,011 (11,258)	5.87 (.440)	0.74 (.707)	6.00 (.510)

APPENDIX TABLE 4-A4. Standard Deviation of Average Contract Terms in 18 Metropolitan Areas

SMSA	Maturity (years)	Loan Amount (dollars)	Loan/Value Ratio (per cent)	Purchase Price (dollars)	Contract Interest Rate (per cent)	Fees and Charges (per cent)	Effective Interest Rate (per cent)
East							
Baltimore	5.68	6,806.8	14.99	9,591	.279	.469	.332
Boston	4.11	7,254.5	15.02	10,782	.214	.229	.215
New York	5.35	7,817.3	13.30	12,018	.248	.556	.276
Philadelphia	5.08	6,166.9	15.22	8,633	.315	.425	.345
Midwest							
Chicago	4.54	6,574.9	14.90	10,054	.329	.787	.425
Cleveland	4.76	6,843.1	16.83	9,999	.331	.562	.394
Detroit	5.40	6,759.8	13.64	9,849	.259	.523	.314
Minneapolis	4.81	6,585.1	12.99	9,865	.258	.791	.292
South							
Atlanta	5.11	7,019.3	10.13	9,552	.395	1.016	.460
Memphis	4.88	6,417.5	12.79	8,261	.214	.484	.272
Miami	3.51	8,738.9	10.52	12,170	.167	.943	.287
New Orleans	4.39	8,532.1	14.07	11,548	.301	.254	.299
West							
Dallas	5.31	8,943.4	11.60	12,130	.543	.513	.606
Denver	5.24	6,777.1	12.27	9,861	.415	.728	.507
Houston	4.36	9,221.7	10.17	12,266	.381	.630	.449
Los Angeles	3.64	8,698.0	8.52	11,952	.352	.702	.406
San Francisco	4.13	7,444.1	10.85	11,190	.383	.640	.453
Seattle	4.47	7,085.1	12.99	10,325	.367	.809	.465

NOTE: Mean values for these terms appear in Appendix Tables 4-T1 through 4-T7.

APPENDIX TABLE 4-A5. Coefficient of Multiple Determination and Standard Error of the Estimate for Successive Regression Steps, by Loan Purpose and Region and Lender Type; Dependent Variable Is Effective Interest Rate

Category	Lender Type ^a	Loan Purpose ^a	Variables Introduced					Property Location ^a
			Loan/Value Ratio	Purchase Price	Maturity			
All Loans	R ²	.3303	.3589	.3884	.4044	.6193		
	Standard error	.4054	.3954	.3862	.3811	.3047		
By Region	R ²	.2510	.2905	.3795	.4373	.4478		
	Standard error	.3324	.3235	.3025	.2881	.2854		
Western	R ²	.2918	.2932	.3834	.4364	.4894		
	Standard error	.3898	.3895	.3638	.3478	.3310		
Southern	R ²	.2167	.2167	.3197	.4035	.4373		
	Standard error	.3373	.3367	.3138	.2938	.2854		
Eastern	R ²	.2428	.3662	.3961	.3966	.5496		
	Standard error	.2938	.2668	.2604	.2603	.2249		
By Loan Purpose	R ²	.2921	.3160	.3424	.3705	.6271		
	Standard error	.4139	.4068	.3989	.3903	.3004		
Previously occupied	R ²	.3305	.3472	.3806	.3995	.6424		
	Standard error	.4173	.4121	.4014	.3953	.3050		
Newly built	R ²	.3550	.4492	.4632	.4645	.6336		
	Standard error	.3332	.3079	.3040	.3036	.2512		

(continued)

APPENDIX TABLE 4-A5 (concluded)

		Variables Introduced					
		Lender Type ^a	Loan Purpose ^a	Loan/Value Ratio	Purchase Price	Maturity	Property Location ^a
By Lender Types	R^2	-	.0219	.0249	.1658	.2282	.4605
Commercial banks	Standard error	-	.3526	.3521	.3257	.3132	.2619
Mortgage companies	R^2	-	.0324	.2209	.2231	.2252	.4599
	Standard error	-	.2794	.2507	.2504	.2501	.2088
Mutual savings	R^2	-	.0162	.1874	.1899	.2087	.6188
	Standard error	-	.2638	.2397	.2394	.2366	.1642
Savings and loan	R^2	-	.0123	.0552	.0975	.1310	.4972
	Standard error	-	.4415	.4318	.4220	.4141	.3150
Life insurance	R^2	-	.0090	.0144	.0184	.0482	.1920
	Standard error	-	.2094	.2088	.2084	.2052	.1891

^aDummy variables.

APPENDIX TABLE 4-A6. Coefficient of Multiple Determination and Standard Error of the Estimate for Successive Regression Steps, by Loan Purpose and Region and Lender Type; Dependent Variable Is Contract Interest Rate

	Variables Introduced						
	Lender Type ^a	Loan Purpose ^a	Loan/Value Ratio	Purchase Price	Maturity	Property Location ^a	
All Loans	R^2	.2903	.3291	.3616	.3728	.6154	
	Standard error	.3540	.3442	.3357	.3328	.2606	
By Region							
Midwest	R^2	.1778	.2438	.3369	.3813	.4299	
	Standard error	.2817	.2701	.2529	.2443	.2345	
Western	R^2	.2639	.2641	.3574	.4031	.4600	
	Standard error	.3429	.3429	.3204	.3088	.2937	
Southern	R^2	.1933	.1944	.3066	.3686	.4426	
	Standard error	.2846	.2844	.2639	.2518	.2366	
Eastern	R^2	.2173	.3704	.4109	.4127	.5239	
	Standard error	.2614	.2344	.2268	.2264	.2038	
By Loan Purpose							
New construction	R^2		.2867	.3196	.3487	.5806	
	Standard error		.3254	.3178	.3109	.2495	
Previously occupied	R^2		.3164	.3520	.3644	.6375	
	Standard error		.3641	.3545	.3511	.2651	
Newly built	R^2		.4229	.4384	.4391	.6131	
	Standard error		.2771	.2733	.2731	.2269	

(continued)

APPENDIX TABLE 4-A6 (concluded)

	Lender Type ^a	Loan Purpose ^a	Variables Introduced					Property Location ^a
			Loan/Value Ratio	Purchase Price	Maturity			
By Lender Types								
Commercial banks	R^2	.0176	.0231	.1721	.2361	.4507		
	Standard error	.3258	.3249	.2991	.2873	.2436		
Mortgage companies	R^2	.0546	.2678	.2692	.2698	.4623		
	Standard error	.2500	.2200	.2198	.2197	.1885		
Mutual savings	R^2	.0120	.2129	.2197	.2314	.5828		
	Standard error	.2333	.2083	.2073	.2058	.1516		
Savings and loan	R^2	.0139	.0723	.1137	.1330	.5202		
	Standard error	.3852	.3736	.3652	.3612	.2687		
Life insurance	R^2	.0092	.0140	.0156	.0525	.1857		
	Standard error	.1891	.1886	.1885	.1849	.1714		

^aDummy variables.

APPENDIX TABLE 4-A7. *Mean Effective Interest Rate on Conventional Residential Mortgage Loans by Loan Purpose and Region and Lender Type, May–December, 1963 (per cent)*

	East	North Central	South	West
Life insurance				
New construction	5.47	5.48	5.54	5.62
Newly built homes	5.53	5.53	5.54	5.63
Previously occupied	5.50	5.50	5.52	5.62
All loans	5.51	5.50	5.54	5.62
Mortgage companies				
New construction	6.16	5.49	5.75	5.93
Newly built homes	5.79	5.59	5.70	5.68
Previously occupied	5.60	5.56	5.67	5.75
All loans	5.78	5.55	5.71	5.76
Savings and loan				
New construction	5.89	6.07	6.24	6.71
Newly built homes	5.76	5.98	6.12	6.31
Previously occupied	5.86	6.05	6.24	6.49
All loans	5.84	6.04	6.20	6.49
Mutual savings				
New construction	5.65	5.95	—	5.91
Newly built homes	5.58	5.59	—	5.79
Previously occupied	5.58	5.66	—	5.87
All loans	5.59	5.66	—	5.87
Commercial banks				
New construction	5.72	5.78	5.90	6.13
Newly built	5.56	5.57	5.66	5.83
Previously occupied	5.68	5.74	6.03	6.01
All loans	5.67	5.73	5.93	6.01
New construction	5.78	5.95	6.16	6.54
Newly built	5.68	5.84	6.00	6.15
Previously occupied	5.71	5.96	6.15	6.41
All loans	5.71	5.94	6.10	6.40

APPENDIX TABLE 4-A8. Mean Contract Interest Rate on Conventional Residential Mortgage Loans by Loan Purpose and Region and Lender Type, May-December, 1963 (per cent)

	East	North Central	South	West
Life insurance				
New construction	5.46	5.45	5.52	5.56
Newly built	5.51	5.50	5.52	5.58
Previously occupied	5.49	5.47	5.50	5.57
All loans	5.49	5.48	5.52	5.57
Mortgage companies				
New construction	5.91	5.35	5.66	5.77
Newly built	5.69	5.50	5.61	5.59
Previously occupied	5.58	5.48	5.57	5.68
All loans	5.69	5.45	5.62	5.67
Savings and loan				
New construction	5.80	5.89	6.04	6.36
Newly built	5.72	5.85	5.97	6.16
Previously occupied	5.82	5.91	6.08	6.29
All loans	5.79	5.90	6.03	6.28
Mutual savings				
New construction	5.62	5.88	—	5.70
Newly built	5.55	5.59	—	5.71
Previously occupied	5.55	5.64	—	5.77
All loans	5.56	5.64	—	5.74
Commercial banks				
New construction	5.68	5.68	5.87	5.96
Newly built	5.54	5.53	5.65	5.76
Previously occupied	5.63	5.71	5.98	5.94
All loans	5.63	5.69	5.89	5.92
New construction	5.72	5.81	5.98	6.23
Newly built	5.64	5.74	5.87	6.02
Previously occupied	5.67	5.85	6.01	6.22
All loans	5.67	5.82	5.96	6.19

APPENDIX TABLE 4-A9. *Frequency Distribution of Mean Effective Interest Rates on Conventional Residential Mortgage Loans in 100 Metropolitan Areas, by Loan Purpose, May–December, 1963*

Rate Class	New Construction	Newly Built	Previously Occupied
5.20 – 5.29	1	1	–
5.30 – 5.39	1	–	1
5.40 – 5.49	2	3	1
5.50 – 5.59	7	11	5
5.60 – 5.69	11	12	8
5.70 – 5.79	5	13	9
5.80 – 5.89	19	→ 14	14
5.90 – 5.99	→ 10	13	11
6.00 – 6.09	17	11	→ 14
6.10 – 6.19	8	14	14
6.20 – 6.29	9	3	8
6.30 – 6.39	5	2	4
6.40 – 6.49	–	1	2
6.50 – 6.59	1	–	4
6.60 – 6.69	3	1	3
6.70 and over	1	–	2
Mean rate (per cent)	5.97	5.87	6.02

NOTE: → indicates median class. Data for loans on newly built properties available for only 99 SMSAs.

APPENDIX TABLE 4-A10. *Frequency Distribution of Mean Effective Interest Rates on Conventional Residential Mortgage Loans in 100 Metropolitan Areas, by Type of Lender, May-December, 1963 (per cent)*

Rate Class	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks
5.10 - 5.19	1.1	-	-	-	-
5.20 - 5.29	5.4	2.1	-	7	2.4
5.30 - 5.39	6.5	-	-	11	3.6
5.40 - 5.49	26.9	4.2	2.0	18	9.6
5.50 - 5.59	39.8	31.3	1.0	21	10.8
5.60 - 5.69	12.9	16.7	4.0	11	12.0
5.70 - 5.79	5.4	12.5	4.0	14	14.5
5.80 - 5.89	1.1	8.3	13.1	7	9.6
5.90 - 5.99	-	12.5	14.1	-	14.5
6.00 - 6.09	1.1	6.3	14.1	7	14.5
6.10 - 6.19	-	2.1	18.2	-	1.2
6.20 - 6.29	-	4.2	6.1	4	2.4
6.30 - 6.39	-	-	11.1	-	1.2
6.40 - 6.49	-	-	4.0	-	2.4
6.50 - 6.59	-	-	2.0	-	-
6.60 - 6.69	-	-	3.0	-	1.2
6.70 and over	-	-	3.0	-	-
Mean rate	5.51	5.72	6.14	5.60	5.79

NOTE: Detail may not add to 100 per cent because of rounding. No lender group was represented in all 100 SMSAs.

APPENDIX TABLE 4-A11. Yield Differential Before Inclusion of Risk Variable Less Yield Differential After Inclusion of Risk Variable

	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Commercial Banks		
Effective rate										
Memphis less Baltimore	(.120)	(.052)	(.012)	(.162)	(.008)	-	(.147)	.206		
Houston less Philadelphia	(.032)	.043	(.031)	(.038)	(.079)	(.015)	(.028)	.081		
Seattle less Detroit	.045	.075	(.007)	.046	(.008)	(.046)	.106	(.009)		
Atlanta less Minneapolis	.067	.075	.036	.087	(.012)	(.012)	.088	.202		
Dallas less Chicago	.087	.037	.098	.119	(.008)	-	.089	.201		
Denver less Cleveland	.057	.064	.096	.042	.003	(.079)	.072	.030		
San Francisco less New Orleans	(.077)	(.015)	(.025)	(.106)	.002	(.009)	(.108)	(.148)		
Los Angeles less Miami	(.086)	(.044)	(.070)	(.110)	(.074)	(.048)	(.117)	-		
Contract rate										
Memphis less Baltimore	(.087)	(.030)	.002	(.125)	.005	-	(.092)	.178		
Houston less Philadelphia	(.027)	.038	(.020)	(.036)	(.031)	(.004)	(.024)	.069		
Seattle less Detroit	.034	.069	(.008)	.034	(.009)	(.043)	.080	(.008)		
Atlanta less Minneapolis	.051	.059	.031	.068	(.015)	(.042)	.069	.176		
Dallas less Chicago	.072	.030	.087	.096	.000	-	.071	.176		
Denver less Cleveland	.053	.057	.099	.047	.020	.032	.068	.030		
San Francisco less New Orleans	(.058)	(.005)	(.019)	(.072)	(.006)	(.009)	(.078)	(.121)		
Los Angeles less Miami	(.062)	(.030)	(.059)	(.084)	(.047)	(.048)	(.075)	-		

NOTE: Figures in parentheses are negative, indicating that the differential was greater with risk variables taken into account. Data are fractions of one percentage point; for differential in basis points, move decimal point right two places.

APPENDIX TABLE 4-A12. Coefficients for Dummy Variables Representing SMSAs, for All Loans, and by Type of Lender and Loan Purpose; Dependent Variable Is Effective Interest Rate

SMSA	All Observations	Loan Purpose					Type of Lender					Savings and Loan
		New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies	Mutual Savings				
Atlanta	0	0	0	0	0	0	0	0	0	0	0	0
Baltimore	-.492 (.00999)	-.306 (.02832)	-.602 (.01471)	-.484 (.01392)	-.306 (.05564)	-.805 (.04521)	-.	.811 (.56466)	-.468 (.01283)			
Boston	-.620 (.01117)	-.646 (.03243)	-.687 (.01536)	-.648 (.01897)	-.346 (.07463)	-1.030 (.04440)	-.	.695 (.56470)	-.756 (.02092)			
Chicago	-.272 (.00818)	-.137 (.01727)	-.376 (.01252)	-.255 (.01305)	-.139 (.02990)	-.754 (.04261)	-.240 (.0269)	-.	-.250 (.00929)			
Cleveland	-.230 (.00938)	-.116 (.02843)	-.320 (.01339)	-.225 (.01550)	-.095 (.02618)	-.738 (.04206)	-.159 (.02713)	-.	-.164 (.01184)			
Dallas	.044 (.01073)	-.109 (.02270)	.064 (.01644)	.037 (.01512)	-.107 (.02586)	-.072 (.05326)	-.	-.	.056 (.01188)			
Denver	.056 (.01063)	.222 (.02663)	-.029 (.01538)	.014 (.01560)	.045 (.02710)	-.464 (.04427)	.091 (.03019)	-.	.108 (.01260)			
Detroit	-.338 (.00987)	-.413 (.02016)	-.408 (.01470)	-.233 (.01636)	-.106 (.02328)	-.625 (.04462)	.069 (.02549)	-.	-.407 (.01171)			
Houston	-.024 (.01089)	-.058 (.02213)	-.053 (.01940)	.011 (.01364)	-.022 (.02709)	-.041 (.06515)	-.047 (.04831)	-.	-.009 (.01202)			
Los Angeles	.273 (.00800)	.551 (.01964)	.202 (.01214)	.111 (.01275)	.044 (.02330)	-.211 (.04793)	.083 (.02442)	-.	.319 (.00906)			
Memphis	-.085 (.01381)	-.159 (.04178)	-.144 (.02163)	-.123 (.01706)	-.127 (.04556)	-.385 (.10750)	-.027 (.03071)	-.	-.025 (.01568)			

(continued)

APPENDIX TABLE 4-A12 (concluded)

SMSA	Loan Purpose						Type of Lender			
	All Observations	New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies	Mutual Savings	Savings and Loan	
Miami	-.143 (.01084)	-.118 (.02115)	-.247 (.01616)	-.030 (.01811)	.069 (.05440)	-	.077 (.04376)	-	-.146 (.01171)	
Minneapolis	-.314 (.00957)	-.269 (.02048)	-.409 (.01389)	-.270 (.01728)	-.114 (.02682)	-.695 (.04291)	-.120 (.02523)	.985 (.56489)	-.355 (.01161)	
New Orleans	-.167 (.01243)	-.145 (.02264)	-.239 (.01839)	-.117 (.02354)	-.060 (.03226)	-.659 (.06205)	-.098 (.03555)	-	-.164 (.01396)	
New York	-.115 (.00868)	-.156 (.01947)	-.233 (.01331)	-.084 (.01264)	-.036 (.02809)	-.589 (.04200)	.271 (.02352)	1.142 (.56467)	-.172 (.01158)	
Philadelphia	-.438 (.00851)	-.265 (.02457)	-.531 (.01275)	-.450 (.01234)	-.169 (.02644)	-.730 (.04271)	-.175 (.02301)	.838 (.56465)	-.462 (.01032)	
San Francisco	.183 (.00892)	.316 (.02374)	.132 (.01305)	.019 (.01424)	.054 (.02328)	-.337 (.04371)	-.043 (.02280)	-	.274 (.01040)	
Seattle	.030 (.01062)	.167 (.01940)	-.046 (.01705)	-.092 (.01666)	.045 (.03159)	-.258 (.04767)	.084 (.02357)	1.282 (.56484)	.037 (.01325)	
Standard error of est.	.3046	.3001	.3048	.2511	.1869	.2618	.2082	.1640	.3148	
R ²	.6195	.6277	.6428	.6339	.2101	.4608	.4629	.6196	.4977	
F ratio	2428.29	368.97	1839.29	578.21	13.72	199.92	87.50	283.09	1122.14	
Degrees of freedom	49216	7114	31688	10352	1495	6783	2944	5040	32838	

NOTE: Standard errors are in parentheses under each variable. Each column represents a separate regression. Purchase price, maturity, and loan/value ratio are held constant in all regressions. Dummy variables for lender types were included in the loan purpose series; and for loan purpose in the lender series. The all loan regression holds both loan purpose and lender type constant.

APPENDIX TABLE 4-A13. *T Values for Coefficients in Appendix Table 4-A12*

SMSA	All Observations	Loan Purpose					Type of Lender						
		New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies	Mutual Savings	Savings and Loan				
Atlanta	—	—	40.925	34.770	—	—	—	—	—	—	—	—	—
Baltimore	49.249	10.805	40.925	34.770	5.500	17.806	—	—	1.436 ^a	—	—	—	36.477
Boston	55.506	19.920	44.727	34.159	4.636	23.198	—	—	1.231 ^a	—	—	—	36.138
Chicago	33.252	7.933	30.032	19.540	4.649	17.695	10.577	—	—	—	—	—	26.911
Cleveland	24.520	4.080	23.898	14.516	3.629	17.546	5.861	—	—	—	—	—	13.851
Dallas	4.101	4.802	3.893	2.447 ^b	4.138	1.352 ^a	—	—	—	—	—	—	4.714
Denver	5.268	8.336	1.886 ^a	0.897 ^a	1.661 ^a	10.481	3.014	—	—	—	—	—	8.571
Detroit	34.245	20.486	27.755	14.242	4.553	14.007	2.707	—	—	—	—	—	34.757
Houston	2.204 ^b	2.621	2.732	0.806 ^a	0.812 ^a	0.629 ^a	0.973 ^a	—	—	—	—	—	0.749 ^a
Los Angeles	34.125	28.055	16.639	8.706	1.888 ^a	4.402	3.399	—	—	—	—	—	35.210
Memphis	6.155	3.806	6.657	7.210	2.788	3.581	0.879 ^a	—	—	—	—	—	1.594 ^a
Miami	13.192	5.579	15.285	1.657 ^a	1.268 ^a	—	1.760 ^a	—	—	—	—	—	12.468
Minneapolis	32.811	13.135	29.446	15.625	4.251	16.197	4.756	—	—	—	—	—	30.577
New Orleans	13.435	6.405	12.996	4.970	1.860 ^a	10.620	2.757	—	—	—	—	—	11.748
New York	13.249	8.012	17.506	6.646	1.282 ^a	14.024	11.522	—	—	—	—	—	2.022 ^b
Philadelphia	51.469	10.786	41.647	36.467	6.392	17.092	7.605	—	—	—	—	—	14.853
San Francisco	20.516	13.311	10.115	1.334 ^a	2.320 ^b	7.710	1.886 ^a	—	—	—	—	—	44.767
Seattle	2.824	8.608	2.698	5.522	1.425 ^a	5.412	3.564	—	—	—	—	—	26.346
													2.270 ^b

NOTE: All values are significant at the 99 per cent level, unless otherwise indicated by footnote.

^aNot significant at the 95 per cent level.^bSignificant at the 95 per cent level, not at the 99 per cent level.

APPENDIX TABLE 4-A14. *Effective Interest Rate Differential Based Upon Multiple Regression Analysis, Between Loans on Boston Properties and Loans in 17 Other SMSAs*

	Loan Purpose						Type of Lender				
	All Observations	New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies ^a	Mutual Savings	Savings and Loan		
Atlanta	.620	.646	.687	.648	.346	1.030	.240	—	.756		
Baltimore	.128	.340	.085	.164	.040	.225	—	.116	.288		
Boston	0	0	0	0	0	0	—	0	0		
Chicago	.348	.509	.311	.393	.207	.276	0	—	.506		
Cleveland	.390	.530	.367	.423	.251	.292	.081	—	.592		
Dallas	.664	.537	.751	.685	.239	.958	—	—	.812		
Denver	.676	.868	.658	.662	.391	.566	.331	—	.864		
Detroit	.282	.233	.279	.415	.240	.405	.309	—	.349		
Houston	.596	.588	.634	.659	.324	.989	.193	—	.747		
Los Angeles	.893	1.197	.889	.759	.390	.819	.323	—	1.075		
Memphis	.535	.487	.543	.525	.219	.645	.213	—	.731		
Miami	.477	.528	.440	.618	.415	—	.317	—	.610		
Minneapolis	.306	.377	.278	.378	.232	.335	.120	.290	.401		
New Orleans	.453	.501	.448	.531	.286	.371	.142	—	.592		
New York	.505	.490	.454	.564	.310	.441	.511	.447	.584		
Philadelphia	.182	.381	.156	.198	.177	.300	.065	.143	.294		
San Francisco	.803	.962	.819	.667	.400	.693	.197	—	1.030		
Seattle	.650	.813	.641	.556	.391	.772	.324	.587	.793		

^aNo Boston observations. Data represent basis points higher than Chicago rate.

APPENDIX TABLE 4-A15. Coefficients for Dummy Variables Representing SMSAs, for All Loans, by Type of Lender and Loan Purpose; Dependent Variable Is Contract Interest Rate

SMSA	Loan Purpose						Type of Lender				
	All Observations	New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies	Mutual Savings	Savings and Loan		
Atlanta	0	0	0	0	0	0	0	0	0		
Baltimore	-.347 (.00854)	-.211 (.02353)	-.421 (.01279)	-.340 (.01257)	-.263 (.05046)	-.423 (.04206)	-	-.331 (.52162)	-.344 (.01094)		
Boston	-.471 (.00954)	-.475 (.02694)	-.516 (.01335)	-.494 (.01713)	-.290 (.06768)	-.663 (.04130)	-	-.461 (.52167)	-.541 (.01784)		
Chicago	-.296 (.00700)	-.177 (.01434)	-.374 (.01088)	-.264 (.01179)	-.076 (.02711)	-.517 (.03964)	-.193 (.02050)	-	-.290 (.00792)		
Cleveland	-.106 (.00802)	-.072 (.02361)	-.161 (.01164)	-.098 (.01400)	-.040 (.02375)	-.366 (.03913)	-.015 (.02451)	-	-.052 (.01009)		
Dallas	.148 (.00917)	.041 (.01886)	.182 (.01429)	.114 (.01366)	-.054 (.02345)	.326 (.04954)	-	-	.153 (.01013)		
Denver	.073 (.00909)	.146 (.02212)	.026 (.01337)	.043 (.01409)	.008 (.02459)	-.140 (.04119)	.096 (.02728)	-	.102 (.01074)		
Detroit	-.224 (.00844)	-.252 (.01675)	-.272 (.01278)	-.166 (.01477)	-.062 (.02111)	-.324 (.04151)	.073 (.02303)	-	-.270 (.00998)		
Houston	.063 (.00931)	.092 (.01839)	.045 (.01686)	.065 (.01232)	.028 (.02456)	.154 (.06061)	.082 (.04365)	-	.075 (.01025)		
Los Angeles	.305 (.00684)	.401 (.01632)	.263 (.01056)	.214 (.01151)	.082 (.02113)	.034 (.04459)	.170 (.02207)	-	.335 (.00772)		
Memphis	-.079 (.01181)	-.061 (.03470)	-.134 (.01880)	-.107 (.01541)	-.063 (.04132)	-.202 (.10000)	.033 (.02774)	-	-.046 (.01337)		

(continued)

APPENDIX TABLE 4-A15 (concluded)

SMSA	All Observations	Loan Purpose				Type of Lender				Savings and Loan
		New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies	Mutual Savings		
Miami	-.187 (.00927)	-.114 (.01757)	-.269 (.01404)	-.148 (.01636)	.137 (.04933)	—	.022 (.03953)	—	-.192 (.00998)	
Minneapolis	-.191 (.00819)	-.156 (.01702)	-.254 (.01208)	-.156 (.01561)	-.054 (.02432)	-.327 (.03991)	.019 (.02279)	-.158 (.52184)	-.236 (.00990)	
New Orleans	.050 (.01063)	.076 (.01880)	.007 (.01599)	.062 (.02126)	-.026 (.02925)	-.261 (.05773)	.062 (.03212)	—	.068 (.01191)	
New York	-.076 (.00742)	-.078 (.01618)	-.170 (.01157)	-.038 (.01141)	.021 (.02548)	-.332 (.03907)	.251 (.02124)	-.081 (.52163)	-.103 (.00987)	
Philadelphia	-.274 (.00728)	-.115 (.02041)	-.336 (.01108)	-.289 (.01114)	-.118 (.02398)	-.354 (.03973)	.004 (.02078)	-.306 (.52162)	-.285 (.00880)	
San Francisco	.201 (.00763)	.266 (.01972)	.175 (.01134)	.078 (.01286)	.083 (.02111)	-.046 (.04066)	.070 (.02060)	—	.261 (.00887)	
Seattle	.031 (.00908)	.124 (.01611)	-.005 (.01482)	-.058 (.01505)	.081 (.02865)	-.012 (.04435)	.133 (.02129)	.012 (.52179)	.019 (.01130)	
Standard error of est.	.2605	.2493	.2650	.2268	.1695	.2436	.1881	.1515	.2685	
R ²	.6157	.5812	.6380	.6135	.2034	.4510	.4648	.5833	.5210	
F ratio	2389.89	318.52	1801.16	529.98	13.16	192.12	88.16	243.24	1231.52	
Degrees of freedom	49216	7114	31688	10352	1495	6783	2944	5040	32838	

NOTE: Standard errors are in parentheses under each variable. Each column represents a separate regression. Purchase price, maturity, and loan/value ratio are held constant in all regressions. Dummy variables for lender types were included in the loan purpose series; and for loan purpose in the lender series. The all loan regression holds both loan purpose and lender type constant.

APPENDIX TABLE 4-A16. *T* Values for Coefficients in Appendix Table 4-A15

SMSA	All Observations	Loan Purpose					Type of Lender						
		New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies	Mutual Savings	Savings and Loan				
Atlanta													
Baltimore	40.632	8.967	32.916	27.048	5.212	10.057	—	—	—	0.635 ^a	—	—	31.444
Boston	49.371	17.632	38.652	28.838	4.285	16.053	—	—	—	0.884 ^a	—	—	30.325
Chicago	42.286	12.343	34.375	22.392	2.803	13.042	9.415	—	—	—	—	—	36.66
Cleveland	13.217	3.049	13.832	7.000	1.684 ^a	9.353	0.612	—	—	—	—	—	5.154
Dallas	16.140	2.174 ^b	12.735	8.346	2.303 ^b	6.580	—	—	—	—	—	—	15.104
Denver	8.031	6.600	1.945 ^a	3.052	0.326 ^a	3.399	3.519	—	—	—	—	—	9.497
Detroit	26.540	15.045	21.283	11.240	2.937	7.805	3.170	—	—	—	—	—	27.054
Houston	6.767	5.003	2.669	5.276	1.140 ^a	2.541 ^b	1.880 ^a	—	—	—	—	—	7.317
Los Angeles	44.591	24.571	24.905	18.592	3.881	0.763 ^a	0.770 ^a	—	—	—	—	—	43.394
Memphis	6.689	1.758 ^a	7.128	6.943	1.528 ^a	2.020 ^b	1.190 ^a	—	—	—	—	—	3.441
Miami	20.173	6.488	19.160	9.046	2.777	—	—	—	—	—	—	—	19.238
Minneapolis	23.321	9.166	21.026	9.994	2.220 ^b	8.193	0.834 ^a	—	—	—	—	—	23.844
New Orleans	4.704	4.043	0.438 ^a	2.916	0.889 ^a	4.521	1.930 ^a	—	—	—	—	—	5.709
New York	10.246	4.821	14.693	3.330	0.824 ^a	8.497	11.817	—	—	—	—	—	10.436
Philadelphia	37.637	5.634	30.325	25.943	4.921	8.910	0.193 ^a	—	—	—	—	—	32.386
San Francisco	26.343	13.488	15.432	6.065	3.932	1.131 ^a	3.398	—	—	—	—	—	29.425
Seattle	3.414	7.697	0.337 ^a	3.854	2.827	0.271 ^a	6.247	—	—	—	—	—	1.681 ^a

NOTE: All values are significant at the 99 per cent level, unless otherwise indicated by footnote.

^aNot significant at the 95 per cent level.

^bSignificant at the 95 per cent level, not at the 99 per cent level.

APPENDIX TABLE 4-A17. Contract Interest Rate Differential Based Upon Multiple Regression Analysis, Between Loans on Boston Properties and Loans in 17 Other SMSAs

	All Observations	Loan Purpose					Type of Lender				
		New Construction	Previously Occupied	Newly Built	Life Insurance	Commercial Banks	Mortgage Companies ^a	Mutual Savings	Savings and Loan		
Atlanta	.471	.475	.516	.494	.290	.663	.193	—	.541		
Baltimore	.124	.264	.095	.154	.027	.240	—	.130	.197		
Boston	0	0	0	0	0	0	—	0	0		
Chicago	.175	.298	.142	.230	.214	.146	0	—	.251		
Cleveland	.366	.403	.355	.396	.250	.297	.178	—	.489		
Dallas	.619	.516	.696	.608	.236	.989	—	—	.694		
Denver	.544	.621	.542	.537	.298	.523	.289	—	.643		
Detroit	.247	.223	.244	.328	.228	.339	.266	—	.271		
Houston	.534	.567	.561	.559	.318	.817	.275	—	.616		
Los Angeles	.776	.876	.779	.708	.372	.697	.363	—	.876		
Memphis	.392	.414	.382	.387	.227	.461	.226	—	.495		
Miami	.284	.361	.247	.346	.427	—	.215	—	.349		
Minneapolis	.280	.319	.262	.338	.236	.336	.212	.303	.305		
New Orleans	.521	.551	.523	.556	.264	.402	.255	—	.609		
New York	.395	.397	.346	.456	.311	.331	.444	.380	.438		
Philadelphia	.197	.360	.180	.205	.172	.309	.197	.157	.256		
San Francisco	.672	.741	.691	.572	.373	.617	.263	—	.802		
Seattle	.502	.599	.511	.436	.371	.651	.326	.473	.560		

^aNo Boston observations. Data represent basis points higher than Chicago rate.

APPENDIX TABLE 4-S1. Mean Effective Interest Rate, Selected Cities, by Loan Purpose and Lender Type Category (per cent)

City	Previously Occupied					Newly Built					New Construction					
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
Northeast																
Boston	5.48	-	5.24	5.29	-	5.45	-	5.16	5.20	-	5.46	-	5.22	5.28	-	-
Bridgeport	5.72	-	5.59	5.51	-	5.63	-	-	5.50	-	5.62	-	-	5.51	-	-
Providence	5.77	-	5.50	5.54	-	5.69	-	5.33	5.46	-	5.77	-	5.43	5.51	-	-
Hartford	5.93	-	5.44 ^a	5.58	-	5.88	-	-	5.53	-	5.83	-	5.50 ^a	5.52	-	-
New Haven	6.05	-	5.59	5.52	-	6.07 ^a	-	-	5.46	5.47 ^a	-	-	5.87 ^a	5.50 ^a	-	-
Middle Atlantic																
Washington, D. C.	5.75	-	5.84	5.25	5.47	5.68	5.50	5.43	5.25	5.47	6.09	-	5.83	-	5.37	-
Newark	5.80	-	5.45	5.74	5.51	5.68	5.85 ^a	5.48	5.68	5.52	5.73	-	5.49	5.64	5.50 ^a	-
Philadelphia	5.84	5.56	5.66	5.40	5.35	5.70	5.51	5.44	5.41	5.47	5.98	-	5.72	5.87 ^a	5.37	-
Pittsburgh	5.86	-	5.80	5.39	-	5.67	-	5.56	-	-	5.90	-	5.70	5.36 ^a	5.21 ^a	-
Baltimore	5.87	-	5.61	5.38	-	5.71	-	5.40	5.43	-	5.93	-	5.76	-	-	-
Rochester	5.88	-	5.62	5.67	-	5.78	-	5.44 ^a	5.67	-	5.74	-	5.50	5.63	-	-
New York City	5.94	5.49	5.61	5.68	5.52	5.87	5.97	5.63	5.84	5.56	6.01	-	5.75	5.73	5.52	-
Buffalo	5.95	-	5.76	5.71	-	5.87	6.00 ^a	5.63 ^a	5.66	5.62 ^a	5.88	6.26	5.81	5.64	-	-
Norfolk	6.05	-	6.00	-	-	6.00	-	-	-	5.45 ^a	6.01	-	-	-	5.60	-
Harrisburg	6.17	-	5.99	-	-	6.12	-	-	-	5.73 ^a	6.17	-	5.94	-	-	-
South																
Miami	6.10	-	-	-	-	6.17	5.77	-	-	5.73	6.09	5.75	-	-	-	-
Louisville	5.92	-	5.59	-	-	5.92	-	5.56 ^a	-	-	5.89	-	-	-	-	-
New Orleans	6.10	5.63 ^a	5.75	-	-	6.06	5.60	-	-	5.46	6.08	5.50	-	-	-	5.55

(continued)

APPENDIX TABLE 4-S1 (continued)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Ft. Lauderdale	6.12	—	—	—	—	6.16	—	—	—	—	6.10	—	—	—	—
Memphis	6.12	5.61	—	—	5.39 ^a	6.09	5.68	—	—	—	5.95	5.55	—	—	5.47 ^a
Tampa	6.19	—	6.74	—	—	6.12	—	—	—	5.59	6.20	—	—	—	5.54
Houston	6.26	5.69 ^a	6.79	—	5.55	6.18	—	—	—	5.51	6.28	5.65	5.87 ^a	—	5.51
Atlanta	6.44	5.69	6.61	—	5.55	6.22	5.64	5.87 ^a	—	5.60	6.33	5.68 ^a	—	—	5.52
Dallas	6.47	—	6.58	—	5.51	6.29	—	5.91	—	5.37	6.14	—	6.19	—	5.51
Ft. Worth	6.83	5.73 ^a	—	—	5.70	6.39	5.88	—	—	5.63	6.21	—	—	—	5.59
North Central															
Detroit	5.83	5.81	5.80	—	5.50	5.85	5.78	5.49	—	5.49	5.71	—	5.64	—	5.42
Milwaukee	5.86	5.54	5.43	—	5.33	5.71 ^a	—	5.45 ^a	—	—	5.73	5.35	5.56	—	5.27
Minneapolis	5.91	5.64	5.59	5.56	5.52	5.88	5.48	5.59	5.57	5.48	5.93	5.59	5.61	—	5.41
Cincinnati	5.93	—	5.45	—	5.50 ^a	5.76	—	5.39	—	5.46 ^a	5.92	—	5.40	—	—
Chicago	5.94	5.41	5.50	—	5.41	5.91	5.37	5.41	—	5.44	6.11	5.44	5.58	—	5.42
Cleveland	6.07	5.52	5.57	—	5.44	5.88	5.47	5.50	—	5.53	6.24	—	5.59	—	5.49
Kansas City	6.08	5.78	6.04	—	5.42	5.95	5.69	—	—	5.50	6.14	5.84 ^a	5.63	—	5.30 ^a
St. Louis	6.22	—	5.73	—	5.45	5.93	—	5.54	—	5.38	6.12	—	6.02	—	5.25 ^a
Indianapolis	6.38	—	5.41	—	5.37	6.07	—	—	—	5.46	6.23	—	5.36	—	5.38
West															
Seattle	6.31	5.78	6.07	5.86	5.55	6.14	5.75	5.88	5.79	5.51	6.47	5.78	6.11	5.91	5.75
Denver	6.38	5.76	5.90	—	5.64	6.28	5.77	5.70	—	5.62	6.60	5.65 ^a	5.89	—	5.60
San Francisco	6.41	5.59	5.88	—	5.65	6.21	5.56	5.85	—	5.66	6.64	5.69	6.13	—	5.40

(continued)

APPENDIX TABLE 4-S1 (concluded)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
San Jose	6.42	5.56	5.95	-	5.56	6.18	5.55	5.78	-	5.56	6.38	5.66 ^a	6.08 ^a	-	5.38
Portland, O.	6.42	5.59	5.93	-	5.50	5.97	-	-	-	-	6.37	-	-	-	5.54
Los Angeles	6.45	5.73	6.08	-	5.60	6.27	5.56	5.65 ^a	-	5.63	6.78	5.76	6.05	-	5.56
San Diego	6.63	-	6.16	-	5.28 ^a	6.59	-	-	-	5.45	6.83	-	6.08 ^a	-	5.20
Honolulu	6.67	-	6.31 ^a	-	-	6.63	-	-	-	-	6.63	-	6.23 ^a	-	-

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-S2. Mean Contract Interest Rate, Selected Cities, by Loan Purpose and Lender Type Category
(per cent)

City	Previously Occupied					Newly Built					New Construction					
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
Northeast																
Boston	5.47	-	5.23	5.28	-	5.43	-	5.16	5.20	-	5.44	-	5.22	5.28	-	
Bridgeport	5.72	-	5.58	5.51	-	5.61	-	-	5.50	-	5.62	-	-	5.50	-	
Providence	5.76	-	5.50	5.54	-	5.69	-	5.33	5.46	-	5.72	-	5.43	5.51	-	
Hartford	5.93	-	5.44 ^a	5.58	-	5.88	-	-	5.53	-	5.83	-	5.50 ^a	5.52	-	
New Haven	6.04	-	5.59	5.52	-	6.07 ^a	-	-	5.46	5.46 ^a	-	-	5.86 ^a	5.50 ^a	-	
Middle Atlantic																
Washington, D.C.	5.73	-	5.78	5.25 ^a	5.45	5.68	5.50	5.43	5.25	5.45	5.91	-	5.81	-	5.36	
Newark	5.78	-	5.43	5.65	5.50	5.66	5.71 ^a	5.44	5.62	5.50	5.70	-	5.46	5.57	5.50 ^a	
Philadelphia	5.79	5.56	5.66	5.40	5.34	5.65	5.51	5.44	5.41	5.45	5.87	-	5.70	5.69 ^a	5.35	
Pittsburgh	5.75	-	5.74	5.39	-	5.58	-	5.51	-	-	5.70	-	5.64	5.36 ^a	5.21 ^a	
Baltimore	5.77	-	5.60	5.38	-	5.63	-	5.40	5.43	-	5.72	-	5.74	-	-	
Rochester	5.88	-	5.62	5.67	-	5.78	-	5.44 ^a	5.67	-	5.74	-	5.50	5.63	-	
New York City	5.81	5.43	5.50	5.61	5.51	5.77	5.81	5.55	5.73	5.54	5.82	-	5.67	5.67	5.52	
Buffalo	5.95	-	5.76	5.71	-	5.87	6.00 ^a	5.63 ^a	5.65	5.61 ^a	5.88	6.00	5.75	5.64	-	
Norfolk	5.95	-	6.00	-	-	5.88	-	-	-	5.42 ^a	5.89	-	-	5.56	-	
Harrisburg	5.99	-	5.99	-	-	6.00	-	-	-	5.68 ^a	5.99	-	5.94	-	-	
South																
Miami	5.82	-	-	-	-	5.84	5.55	-	-	5.73	5.83	5.54	-	-	-	
Louisville	5.92	-	5.59	-	-	5.92	-	5.56 ^a	-	-	5.89	-	-	-	-	
New Orleans	6.10	5.61 ^a	5.75	-	-	6.06	5.56	-	-	5.44	6.05	5.48	-	-	5.52	

(continued)

APPENDIX TABLE 4-S2 (continued)

City	Previously Occupied				Newly Built				New Construction						
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Ft. Lauderdale	5.88	—	—	—	—	5.80	—	—	—	—	5.84	—	—	—	—
Memphis	5.90	5.54	—	—	5.39 ^a	5.91	5.55	—	—	—	5.81	5.50	—	—	5.47 ^a
Tampa	6.02	—	6.66	—	—	5.98	—	—	—	5.59	5.96	—	—	—	5.54
Houston	6.12	5.69 ^a	6.48	—	5.51	6.03	—	—	—	5.50	6.15	5.59	5.83 ^a	—	5.50
Atlanta	6.16	5.53	6.18	—	5.50	6.01	5.49	5.64 ^a	—	5.53	6.04	5.53 ^a	—	—	5.45
Dallas	6.32	—	6.58	—	5.49	6.15	—	5.91	—	5.36	6.02	—	6.19	—	5.50
Ft. Worth	6.60	5.59 ^a	—	—	5.64	6.21	5.73	—	—	5.60	6.05	—	—	—	5.57
North Central															
Detroit	5.74	5.65	5.71	—	5.47	5.74	5.62	5.45	—	5.46	5.64	—	5.55	—	5.42
Milwaukee	5.72	5.46	5.40	—	5.33	5.56 ^a	—	5.38 ^a	—	—	5.60	5.34	5.52	—	5.26
Minneapolis	5.81	5.58	5.59	5.56	5.49	5.75	5.48	5.59	5.57	5.48	5.77	5.54	5.59	—	5.41
Cincinnati	5.87	—	5.29	—	5.50 ^a	5.72	—	5.28	—	5.46 ^a	5.87	—	5.24	—	—
Chicago	5.69	5.31	5.37	—	5.41	5.68	5.28	5.27	—	5.44	5.80	5.27	5.42	—	5.41
Cleveland	5.97	5.50	5.57	—	5.43	5.80	5.44	5.50	—	5.51	5.99	—	5.50	—	5.49
Kansas City	5.92	5.61	5.84	—	5.38	5.80	5.54	—	—	5.50	5.96	5.69 ^a	5.50	—	5.30 ^a
St. Louis	6.02	—	5.72	—	5.45	5.80	—	5.53	—	5.38	5.92	—	6.00	—	5.25 ^a
Indianapolis	6.11	—	5.41	—	5.37	5.90	—	—	—	5.40	5.97	—	5.36	—	5.35
West															
Seattle	6.07	5.69	5.96	5.77	5.54	5.95	5.62	5.75	5.71	5.51	6.14	5.64	5.94	5.70	5.68
Denver	6.16	5.60	5.85	—	5.54	6.10	5.62	5.65	—	5.52	6.21	5.50 ^a	5.77	—	5.50
San Francisco	6.21	5.55	5.81	—	5.60	6.05	5.53	5.78	—	5.62	6.29	5.56	5.98	—	5.40

(continued)

APPENDIX TABLE 4-S2 (concluded)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
San Jose	6.23	5.52	5.86	-	5.54	6.00	5.50	5.73	-	5.54	6.09	5.53 ^a	5.93 ^a	-	5.38
Portland, O.	6.21	5.59	5.88	-	5.50	5.91	-	-	-	-	6.11	-	-	-	5.52
Los Angeles	6.28	5.68	5.96	-	5.58	6.18	5.53	5.60 ^a	-	5.61	6.36	5.59	5.87	-	5.53
San Diego	6.32	-	5.95	-	5.28 ^a	6.28	-	-	-	5.42	6.37	-	5.83 ^a	-	5.17
Honolulu	6.47	-	6.14 ^a	-	-	6.46	-	-	-	-	6.46	-	6.10 ^a	-	-

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-S3. Average Fees and Charges, Selected Cities, by Loan Purpose and Lender Type Category (per cent)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Northeast															
Boston	.06	-	.02	.10	-	.08	-	.00	.04	-	.07	-	.03	.02	-
Bridgeport	.04	-	.02	.00	-	.14	-	-	.00	-	.00	-	-	.04	-
Providence	.07	-	.00	.00	-	.02	-	.00	.00	-	.27	-	.00	.00	-
Hartford	.00	-	.00 ^a	.00	-	.00	-	-	.00	-	.00	-	.00 ^a	.00	-
New Haven	.09	-	.02	.00	-	.04 ^a	-	-	.00	.05 ^a	-	-	.06 ^a	.00 ^a	-
Middle Atlantic															
Washington, D. C.	.15	-	.24	.00 ^a	.14	.05	.00	.00	.00	.14	1.11	-	.18	-	.03
Newark	.11	-	.10	.53	.09	.13	.93 ^a	.23	.39	.11	.19	-	.16	.48	.02 ^a
Philadelphia	.26	.00	.03	.01	.06	.32	.00	.03	.00	.15	.68	-	.15	1.06 ^a	.13
Pittsburgh	.55	-	.22	.00	-	.54	-	.24	-	-	1.29	-	.37	.00 ^a	.00 ^a
Baltimore	.52	-	.02	.00	-	.53	-	.00	.00	-	1.24	-	.10	-	-
Rochester	.00	-	.00	.00	-	.00	-	.00 ^a	.00	-	.00	-	.00	.00	-
New York City	.78	.35	.62	.44	.05	.69	1.17	.47	.75	.09	1.22	-	.48	.40	.00
Buffalo	.00	-	.00	.00	-	.00	.00 ^a	.00	.05	.05 ^a	.00	1.82	.13	.00	-
Norfolk	.43	-	.00	-	-	.74	-	-	-	.21 ^a	.67	-	-	-	.22
Harrisburg	.92	-	.00	-	-	.79	-	-	-	.36 ^a	.97	-	.00	-	-
South															
Miami	1.54	-	-	-	-	2.06	1.39	-	-	.00	1.63	1.34	-	-	-
Louisville	.00	-	.04	-	-	.00	-	.00 ^a	-	-	.00	-	-	-	-
New Orleans	.02	.10 ^a	.00	-	-	.01	.23	-	-	.18	.17	.11	-	-	.22

(continued)

APPENDIX TABLE 4-S3 (continued)

City	Previously Occupied				Newly Built				New Construction						
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Ft. Lauderdale	1.41	-	-	-	-	2.22	-	-	-	-	1.67	-	-	-	-
Memphis	1.36	.46	-	-	.00 ^a	1.24	.85	-	-	-	1.02	.33	-	-	.00 ^a
Tampa	.86	-	.25	-	-.93	-	-	-	-	.02	1.46	-	-	-	.00
Houston	.77	.35 ^a	1.00	-	.15	.95	-	-	-	.07	.74	.32	.20 ^a	-	.03
Atlanta	1.40	.99	1.64	-	.35	1.29	1.00	1.11 ^a	-	.44	1.66	1.00 ^a	-	-	.42
Dallas	.75	-	.01	-	.12	.82	-	.00	-	.08	.72	-	.00	-	.08
Ft. Worth	1.12	.81 ^a	-	-	.34	1.12	.92	-	-	.17	.96	-	-	-	.16
North Central															
Detroit	.51	.96	.38	-	.19	.69	1.00	.22	-	.18	.48	-	.40	-	.05
Milwaukee	.81	.34	.09	-	.00	1.00 ^a	-	.28 ^a	-	-	.77	.06	.15	-	.05
Minneapolis	.60	.30	.03	.00	.13	.88	.04	.00	.00	.00	1.04	.34	.06	-	.00
Cincinnati	.30	-	.61	-	.00 ^a	.18	-	.40	-	.00 ^a	.30	-	.61	-	-
Chicago	1.43	.62	.62	-	.00	1.40	.62	.75	-	.00	1.98	1.03	.90	-	.04
Cleveland	.58	.12	.00	-	.09	.52	.22	.00	-	.11	1.45	-	.45	-	.03
Kansas City	.93	1.00	.77	-	.25	1.01	.96	-	-	.00	1.08	1.00 ^a	.81	-	.00 ^a
St. Louis	1.04	-	.04	-	.03	.85	-	.07	-	.00	1.10	-	.08	-	.00 ^a
Indianapolis	1.18	-	.00	-	.04	1.03	-	-	-	.38	1.56	-	.00	-	.16
West															
Seattle	1.24	.58	.43	.54	.07	1.14	.80	.51	.52	.00	1.98	.89	.82	1.27	.48
Denver	1.20	1.00	.18	-	.65	1.10	.97	.33	-	.73	2.35	1.00 ^a	.66	-	.64
San Francisco	1.22	.22	.31	-	.28	1.06	.23	.33	-	.22	2.20	.79	.73	-	.00

(continued)

APPENDIX TABLE 4-S3 (concluded)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
San Jose	1.17	.23	.45	-	.14	1.18	.29	.29	-	.18	1.84	.83 ^a	.81 ^a	-	.00
Portland, O.	.98	.00	.22	-	.00	.39	-	-	-	-	1.54	-	-	-	.17
Los Angeles	1.02	.36	.53	-	.14	.62	.24	.25 ^a	-	.18	2.69	1.00	.89	-	.21
San Diego	1.88	-	1.00	-	.03 ^a	1.98	-	-	-	.17	2.96	-	1.33 ^a	-	.22
Honolulu	1.13	-	1.00 ^a	-	-	1.07	-	-	-	-	1.11	-	.80 ^a	-	-

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-S4. Average Loan/Value Ratio, Selected Cities, by Loan Purpose and Lender Type Category (per cent)

City	Previously Occupied					Newly Built					New Construction					
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
Northeast																
Boston	72.1	-	61.4	68.1	-	69.8	-	61.6	66.9	-	70.8	-	60.8	65.4	-	
Bridgeport	70.9	-	63.6	69.3	-	74.5	-	-	69.2	-	67.2	-	-	63.1	-	
Providence	68.6	-	63.7	68.7	-	69.4	-	61.9	65.5	-	66.5	-	59.4	64.5	-	
Hartford	78.3	-	61.5 ^a	64.5	-	79.4	-	-	67.5	-	70.5	-	61.9 ^a	63.5	-	
New Haven	78.4	-	57.2	65.5	-	80.8 ^a	-	-	58.4	74.3 ^a	-	-	59.1 ^a	61.4 ^a	-	
Middle Atlantic																
Washington, D. C.	70.3	-	61.9	66.4 ^a	70.7	77.0	69.2	65.0	67.2	64.5	73.5	-	62.8	-	67.4	
Newark	72.4	-	59.8	66.2	67.0	67.7	64.6 ^a	62.3	66.9	65.4	56.0	-	57.1	58.8	63.5 ^a	
Philadelphia	72.9	68.5	62.2	62.9	64.9	71.3	66.5	64.2	66.6	70.6	72.8	-	56.3	71.4 ^a	65.6	
Pittsburgh	73.8	-	62.4	60.4	-	72.5	-	59.1	-	-	75.0	-	61.2	68.9 ^a	60.9 ^a	
Baltimore	74.3	-	59.8	64.4	-	75.3	-	63.1	67.6	-	69.0	-	56.6	-	-	
Rochester	72.6	-	67.1	67.2	-	76.4	-	54.4 ^a	71.2	-	72.0	-	62.3	70.5	-	
New York City	73.5	68.7	65.7	67.7	69.0	75.4	78.6	64.7	75.1	66.6	71.5	-	59.3	69.8	62.8	
Buffalo	70.8	-	62.6	65.6	-	70.1	78.6 ^a	58.1 ^a	63.5	65.6 ^a	67.1	77.2	67.1	61.9	-	
Norfolk	64.0	-	67.8	-	-	70.1	-	-	-	72.0 ^a	65.8	-	-	-	58.6	
Harrisburg	76.1	-	65.0	-	-	81.2	-	-	-	74.2 ^a	73.2	-	60.3	-	-	
South																
Miami	74.5	-	-	-	-	78.5	69.4	-	-	70.6	74.1	70.4	-	-	-	
Louisville	71.5	-	60.6	-	-	76.7	-	66.3 ^a	-	-	80.9	-	-	-	-	
New Orleans	72.1	65.0 ^a	52.8	-	-	77.4	65.5	-	-	65.7	71.7	63.6	-	-	66.8	

(continued)

APPENDIX TABLE 4-S4 (continued)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Ft. Lauderdale	77.3	-	-	-	-	74.8	-	-	-	-	75.9	-	-	-	-
Memphis	78.9	70.9	-	-	55.3 ^a	84.0	69.1	-	-	-	79.3	68.7	-	-	68.3 ^a
Tampa	70.1	-	83.4	-	-	73.6	-	-	-	67.3	72.4	-	-	-	69.0
Houston	74.7	67.8 ^a	56.9	-	67.9	78.7	-	-	-	67.7	77.0	68.6	64.0 ^a	-	68.3
Atlanta	71.7	66.9	67.9	-	67.1	75.3	68.8	64.1 ^a	-	69.4	72.9	73.2 ^a	-	-	69.6
Dallas	74.0	-	59.4	-	65.3	79.1	-	66.7	-	72.5	76.4	-	52.6	-	70.5
Ft. Worth	76.2	67.8 ^a	-	-	70.0	79.4	74.2	-	-	72.0	75.8	-	-	-	69.0
North Central															
Detroit	73.7	71.1	60.6	-	66.5	78.1 ^a	74.9	57.0	-	62.8	72.1	-	56.1	-	59.9
Milwaukee	76.6	65.2	58.5	-	68.4	78.4	-	54.3 ^a	-	-	74.6	60.5	62.3	-	67.2
Minneapolis	72.2	66.8	63.2	67.0	67.2	73.5	69.3	63.1	67.3	69.0	74.5	67.3	60.8	-	68.8
Cincinnati	71.4	-	54.6	-	74.1 ^a	70.5	-	58.6	-	70.9 ^a	74.4	-	49.5	-	-
Chicago	74.6	65.9	57.2	-	67.5	74.4	60.5	53.0	-	66.2	75.4	64.7	56.5	-	70.4
Cleveland	74.1	63.4	59.3	-	67.3	70.3	63.1	55.2	-	63.8	69.1	-	61.8	-	55.9
Kansas City	78.6	66.3	61.5	-	63.3	81.5	66.1	-	-	58.5	74.4	73.0 ^a	67.3	-	68.5 ^a
St. Louis	75.5	-	58.6	-	66.4	75.2	-	57.1	-	65.5	67.5	-	53.7	-	63.8 ^a
Indianapolis	71.8	-	64.6	-	65.6	79.5	-	-	-	64.2	75.0	-	64.2	-	64.8
West															
Seattle	72.4	69.5	63.1	69.0	67.3	78.6	69.3	55.2	68.5	64.4	70.9	67.2	59.1	66.0	67.9
Denver	77.6	72.4	65.7	-	68.4	81.2	67.3	62.6	-	70.9	75.2	62.5 ^a	59.2	-	67.9
San Francisco	78.1	64.5	63.3	-	65.8	80.9	67.0	59.0	-	65.7	77.5	62.1	66.7	-	65.9

(continued)

APPENDIX TABLE 4-S4 (concluded)

City	Previously Occupied						Newly Built						New Construction					
	S&L	M.C.	C.B.	M.S.	L.I.		S&L	M.C.	C.B.	M.S.	L.I.		S&L	M.C.	C.B.	M.S.	L.I.	
San Jose	77.9	67.9	64.1	-	71.2		78.5	66.0	59.4	-	70.5		74.7	65.4 ^a	62.0 ^a	-	69.4	
Portland, O.	72.8	68.9	61.5	-	70.6		81.7	-	-	-	-		75.5	-	-	-	66.1	
Los Angeles	78.6	67.3	52.5	-	67.7		79.5	68.6	49.0 ^a	-	69.6		77.9	59.9	57.9	-	66.0	
San Diego	77.6	-	57.7	-	67.2 ^a		79.4	-	-	-	67.7		79.3	-	59.1 ^a	-	70.4	
Honolulu	75.2	-	69.6 ^a	-	-		77.8	-	-	-	-		74.5	-	66.1 ^a	-	-	

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-S5. Mean Purchase Price, Selected Cities, by Loan Purpose and Lender Type Category
(thousands of dollars)

City	Previously Occupied					Newly Built					New Construction					
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
Northeast																
Boston	19.6	-	28.0	23.0	-	23.1	-	29.4	26.1	-	22.2	-	32.7	29.9	-	
Bridgeport	17.7	-	24.4	20.4	-	21.3	-	-	22.8	-	22.0	-	-	24.6	-	
Providence	14.6	-	15.2	15.0	-	17.2	-	20.1	16.7	-	17.8	-	20.7	16.3	-	
Hartford	17.9	-	23.9 ^a	22.1	-	17.6	-	-	24.1	-	20.3	-	25.7 ^a	25.1	-	
New Haven	18.7	-	21.9	20.2	-	21.7 ^a	-	-	24.5	31.1 ^a	-	-	29.0 ^a	33.7 ^a	-	
Middle Atlantic																
Washington, D. C.	26.6	-	25.6	26.5 ^a	30.8	26.8	35.4	35.6	30.4	28.2	24.6	-	32.2	-	35.9	
Newark	22.3	-	31.2	23.2	33.8	26.5	21.3 ^a	37.1	26.1	37.1	35.2	-	35.1	27.7	34.7 ^a	
Philadelphia	14.6	17.4	18.8	19.4	25.6	18.6	18.1	21.5	22.7	21.4	21.9	-	23.1	18.6 ^a	30.5	
Pittsburgh	15.0	-	17.1	25.1	-	22.8	-	25.2	-	-	22.0	-	26.1	32.8 ^a	30.1 ^a	
Baltimore	14.4	-	18.7	19.1	-	18.4	-	28.7	21.4	-	22.8	-	23.9	-	-	
Rochester	16.8	-	20.6	16.3	-	22.8	-	28.0 ^a	22.3	-	22.7	-	32.5	22.4	-	
New York City	22.6	48.7	30.4	25.1	36.3	24.6	24.8	31.9	25.1	37.7	23.5	-	27.1	26.1	25.0	
Buffalo	13.7	-	21.1	17.3	-	19.3	17.9 ^a	22.8 ^a	22.1	21.5 ^a	20.5	17.6	22.4	24.0	-	
Norfolk	15.1	-	8.5	-	-	22.7	-	-	-	24.1 ^a	22.6	-	-	-	34.7	
Harrisburg	11.7	-	14.4	-	-	20.1	-	-	-	24.9 ^a	19.1	-	18.7	-	-	
South																
Miami	19.7	-	-	-	-	21.9	30.9	-	-	20.9	27.4	39.2	-	-	-	
Louisville	13.7	-	27.0	-	-	17.1	-	21.1 ^a	-	-	19.1	-	-	-	-	
New Orleans	18.4	30.0 ^a	26.7	-	-	23.7	30.3	-	-	35.2	24.5	35.4	-	-	31.7	

(continued)

APPENDIX TABLE 4-S5 (continued)

City	Previously Occupied						Newly Built						New Construction								
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
Ft. Lauderdale	17.6	-	-	-	-	16.4	-	-	-	-	20.1	-	-	-	-	20.1	-	-	-	-	-
Memphis	18.0	25.6	-	-	35.4 ^a	20.3	25.6	-	-	-	22.9	26.6	-	-	-	22.9	26.6	-	-	-	32.3 ^a
Tampa	12.6	-	8.8	-	-	18.1	-	-	-	31.1	18.8	-	-	-	30.1	18.8	-	-	-	-	30.1
Houston	23.3	30.6 ^a	14.5	-	34.1	25.6	-	-	-	34.1	21.5	25.2	30.4 ^a	-	35.4	21.5	25.2	30.4 ^a	-	-	35.4
Atlanta	16.5	31.9	15.7	-	34.7	21.4	32.7	22.0 ^a	-	28.9	21.8	28.1 ^a	-	-	30.4	21.8	28.1 ^a	-	-	-	30.4
Dallas	17.4	-	15.4	-	34.1	22.1	-	21.5	-	27.0	26.1	-	22.3	-	30.0	26.1	-	22.3	-	-	30.0
Ft. Worth	11.8	30.6 ^a	-	-	25.1	17.9	21.2	-	-	26.5	20.8	-	-	-	29.9	20.8	-	-	-	-	29.9
North Central																					
Detroit	18.3	21.5	20.9	-	24.2	22.6	22.2	22.9	-	24.8	24.6	-	26.8	-	28.8	24.6	-	26.8	-	-	28.8
Milwaukee	16.5	19.3	24.1	-	24.6	19.4 ^a	-	23.2 ^a	-	-	21.9	26.5	26.6	-	25.4	21.9	26.5	26.6	-	-	25.4
Minneapolis	18.2	25.5	25.2	22.4	29.1	24.7	28.0	25.2	23.0	29.5	23.3	31.3	29.2	-	31.2	23.3	31.3	29.2	-	-	31.2
Cincinnati	16.4	-	25.6	-	24.5 ^a	21.2	-	25.0	-	27.5 ^a	22.7	-	39.8	-	-	22.7	-	39.8	-	-	-
Chicago	21.1	28.8	28.8	-	33.2	23.6	30.5	33.2	-	34.9	25.2	34.0	37.1	-	37.7	25.2	34.0	37.1	-	-	37.7
Cleveland	19.5	25.4	24.3	-	26.7	24.6	33.8	30.4	-	27.3	27.4	-	36.1	-	33.6	27.4	-	36.1	-	-	33.6
Kansas City	16.2	22.5	14.2	-	24.0	22.6	22.7	-	-	29.5	20.1	20.4 ^a	24.8	-	37.2 ^a	20.1	20.4 ^a	24.8	-	-	37.2 ^a
St. Louis	14.6	-	18.9	-	26.3	22.3	-	23.3	-	28.9	21.3	-	18.9	-	34.7 ^a	21.3	-	18.9	-	-	34.7 ^a
Indianapolis	11.2	-	24.5	-	29.8	21.1	-	-	-	28.3	20.9	-	29.5	-	30.9	20.9	-	29.5	-	-	30.9
West																					
Seattle	17.7	29.3	23.6	23.7	23.6	21.1	24.7	27.6	23.6	30.6	22.0	31.8	29.1	31.4	23.4	22.0	31.8	29.1	31.4	-	23.4
Denver	16.1	26.0	23.0	-	27.7	21.0	27.5	28.4	-	29.2	21.7	31.8 ^a	30.3	-	29.2	21.7	31.8 ^a	30.3	-	-	29.2
San Francisco	23.3	36.0	31.9	-	35.7	26.6	33.7	30.2	-	33.8	26.4	41.3	30.1	-	35.3	26.4	41.3	30.1	-	-	35.3

(continued)

APPENDIX TABLE 4-S5 (concluded)

City	Previously Occupied						Newly Built						New Construction								
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
San Jose	22.5	35.8	25.7	-	30.5	28.6	34.4	30.8	-	33.6	44.4	45.1 ^a	38.3 ^a	-	36.5						
Portland, O.	13.9	27.7	20.2	-	28.0	20.6	-	-	-	-	18.2	-	-	-	27.6						
Los Angeles	22.8	36.4	30.1	-	35.8	25.6	41.3	44.2 ^a	-	34.0	30.5	48.3	37.4	-	41.9						
San Diego	20.2	-	22.8	-	35.4 ^a	21.2	-	-	-	29.3	19.7	-	27.7 ^a	-	31.4						
Honolulu	27.0	-	39.4 ^a	-	-	29.1	-	-	-	-	31.8	-	32.8 ^a	-	-						

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-S6. Mean Loan Amount, Selected Cities, by Loan Purpose and Lender Type Category
(thousands of dollars)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Northeast															
Boston	13.9	-	17.0	15.5	-	15.9	-	17.7	17.4	-	15.1	-	19.9	19.0	-
Bridgeport	12.5	-	15.2	14.2	-	15.6	-	-	15.6	-	14.9	-	-	15.3	-
Providence	10.0	-	9.6	10.2	-	11.8	-	12.0	11.0	-	11.8	-	12.6	10.6	-
Hartford	13.7	-	14.3 ^a	14.2	-	13.9	-	-	16.2	-	14.0	-	15.2 ^a	15.8	-
New Haven	14.4	-	12.9	13.1	-	17.3 ^a	-	-	14.3	23.2 ^a	-	-	16.1 ^a	19.9 ^a	-
Middle Atlantic															
Washington, D. C.	18.6	-	15.7	17.6 ^a	21.4	20.5	24.3	22.5	20.5	17.8	18.0	-	20.2	-	24.1
Newark	15.9	-	18.3	15.2	22.6	17.7	14.0 ^a	23.4	17.3	24.3	19.3	-	19.3	16.2	21.3 ^a
Philadelphia	10.6	12.0	11.7	12.2	16.4	13.2	12.1	13.8	15.2	15.1	15.8	-	13.1	13.3 ^a	20.2
Pittsburgh	11.0	-	10.5	14.9	-	16.6	-	14.6	-	-	16.4	-	15.9	22.4 ^a	18.8 ^a
Baltimore	10.6	-	11.0	12.2	-	13.8	-	18.2	14.4	-	15.6	-	13.7	-	-
Rochester	12.4	-	13.7	11.1	-	17.4	-	14.2 ^a	15.8	-	16.0	-	19.7	15.6	-
New York City	16.4	32.9	19.7	16.9	24.3	18.1	19.3	20.0	18.6	25.5	16.7	-	15.8	18.0	15.5
Buffalo	9.5	-	12.9	11.3	-	13.4	14.1 ^a	12.7 ^a	14.0	14.0 ^a	13.8	13.6	14.6	14.6	-
Norfolk	9.6	-	5.5	-	-	15.9	-	-	-	17.4 ^a	14.8	-	-	-	19.9
Harrisburg	8.8	-	9.3	-	-	16.1	-	-	-	18.5 ^a	13.9	-	11.1	-	-
South															
Miami	14.6	-	-	-	-	17.1	21.7	-	-	14.7	20.3	27.4	-	-	-
Louisville	10.0	-	16.1	-	-	13.0	-	14.1 ^a	-	-	15.4	-	-	-	-
New Orleans	13.2	19.5 ^a	14.3	-	-	18.4	19.8	-	-	22.5	17.5	22.7	-	-	21.3

(continued)

APPENDIX TABLE 4-S6 (continued)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Ft. Lauderdale	13.6	-	-	-	-	12.2	-	-	-	-	15.1	-	-	-	-
Memphis	14.3	18.1	-	-	18.4 ^a	17.0	17.8	-	-	-	18.1	17.9	-	-	21.8 ^a
Tampa	9.0	-	6.8	-	-	13.4	-	-	-	20.3	13.5	-	-	-	20.8
Houston	17.5	20.9 ^a	9.3	-	23.2	20.1	-	-	-	23.3	16.4	17.5	20.4 ^a	-	23.9
Atlanta	11.9	21.1	10.9	-	22.7	16.2	22.6	13.6 ^a	-	20.1	15.9	20.6 ^a	-	-	21.0
Dallas	12.9	-	8.9	-	21.9	17.3	-	13.9	-	19.4	19.7	-	11.9	-	20.9
Ft. Worth	9.0	21.0 ^a	-	-	17.9	14.1	15.8	-	-	19.1	15.8	-	-	-	20.5
North Central															
Detroit	13.6	15.0	12.3	-	15.8	17.4	16.1	12.9	-	15.5	17.5	-	15.0	-	17.1
Milwaukee	12.6	12.8	14.2	-	17.0	15.1 ^a	-	13.0 ^a	-	-	16.1	16.0	17.0	-	16.8
Minneapolis	13.2	17.3	15.8	15.1	19.3	17.9	19.5	15.9	15.4	20.3	17.2	20.9	17.0	-	21.3
Cincinnati	11.6	-	13.9	-	18.2 ^a	14.7	-	14.7	-	19.7 ^a	16.9	-	19.5	-	-
Chicago	15.6	18.8	16.2	-	22.2	17.5	18.3	17.3	-	23.1	18.7	21.7	20.7	-	26.1
Cleveland	14.3	16.1	14.3	-	17.4	17.0	21.2	16.7	-	16.9	18.8	-	22.2	-	18.7
Kansas City	12.9	14.8	9.0	-	15.1	18.3	14.9	-	-	17.6	15.0	14.8 ^a	16.5	-	25.2 ^a
St. Louis	11.0	-	11.2	-	17.5	16.5	-	13.2	-	18.4	14.4	-	10.1	-	22.1 ^a
Indianapolis	8.1	-	15.7	-	18.5	16.8	-	-	-	18.3	15.3	-	18.6	-	20.0
West															
Seattle	13.0	20.0	15.0	16.3	15.7	16.5	17.1	15.7	16.3	19.8	15.5	21.1	17.2	20.3	15.9
Denver	12.4	18.4	15.1	-	18.8	17.0	18.4	17.2	-	20.7	16.1	19.7 ^a	17.9	-	19.9
San Francisco	18.2	23.0	20.1	-	23.4	21.4	22.2	17.7	-	22.1	20.3	25.0	19.9	-	22.7

(continued)

APPENDIX TABLE 4-S6 (concluded)

City	Previously Occupied						Newly Built						New Construction								
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
San Jose	17.5	24.1	16.2	-	21.7	22.2	22.8	18.8	-	23.7	33.1	29.5 ^a	25.0 ^a	-	25.1						
Portland, O.	10.2	19.1	12.5	-	20.0	17.0	-	-	-	-	13.8	-	-	-	18.2						
Los Angeles	17.9	23.7	15.7	-	24.0	20.2	27.6	20.6 ^a	-	23.5	23.6	28.4	21.9	-	27.5						
San Diego	15.8	-	13.3	-	23.6 ^a	16.9	-	-	-	20.1	15.5	-	17.1 ^a	-	22.2						
Honolulu	20.3	-	27.8 ^a	-	-	22.3	-	-	-	-	23.2	-	21.8 ^a	-	-						

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-S7. Average Maturity, Selected Cities, by Loan Purpose and Lender Type Category (years)

City	Previously Occupied					Newly Built					New Construction				
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Northeast															
Boston	20.9	-	17.8	22.2	-	22.5	-	20.2	23.4	-	21.9	-	18.6	20.6	-
Bridgeport	22.9	-	20.0	22.9	-	24.9	-	-	24.7	-	23.8	-	-	22.5	-
Providence	19.3	-	17.8	19.4	-	21.8	-	19.0	21.4	-	20.0	-	18.5	19.2	-
Hartford	25.0	-	21.1 ^a	23.2	-	26.3	-	-	24.2	-	25.8	-	20.6 ^a	24.2	-
New Haven	24.2	-	17.1	22.2	-	26.7 ^a	-	-	22.9	25.0 ^a	-	-	19.3 ^a	21.9 ^a	-
Middle Atlantic															
Washington, D. C.	22.3	-	15.4	23.3 ^a	25.8	26.2	26.7	25.2	-	25.1	24.5	-	20.5	-	24.5
Newark	22.7	-	19.4	22.7	25.7	25.0	25.0 ^a	22.4	23.5	26.5	21.3	-	19.7	21.6	27.3 ^a
Philadelphia	20.3	22.5	16.1	21.2	21.9	23.5	22.5	19.1	23.5	26.3	23.4	-	16.3	23.8 ^a	23.8
Pittsburgh	19.1	-	14.7	19.4	-	23.1	-	18.5	-	-	23.3	-	19.5	23.3 ^a	23.6 ^a
Baltimore	19.5	-	13.4	18.7	-	24.0	-	16.7	21.7	-	22.7	-	15.0	-	-
Rochester	21.0	-	21.2	21.1	-	26.8	-	20.8 ^a	26.3	-	26.7	-	21.3	26.0	-
New York City	23.4	22.7	20.4	24.1	25.7	28.1	29.6	22.0	28.8	27.0	26.6	-	18.3	26.3	26.1
Buffalo	20.3	-	5.0	22.7	-	26.1	30.0 ^a	5.0 ^a	27.0	26.7 ^a	24.3	30.0	5.0	26.1	-
Norfolk	16.3	-	11.1	-	-	22.3	-	-	-	25.8 ^a	20.1	-	-	-	24.0
Harrisburg	18.0	-	16.2	-	-	25.4	-	-	-	27.9 ^a	18.6	-	16.3	-	-
South															
Miami	20.8	-	-	-	-	23.0	23.8	-	-	30.0	24.2	24.2	-	-	-
Louisville	22.0	-	17.4	-	-	27.0	-	16.9 ^a	-	-	27.9	-	-	-	-
New Orleans	21.1	24.4 ^a	9.8	-	-	24.1	25.7	-	-	27.3	23.3	23.4	-	-	27.8

(continued)

APPENDIX TABLE 4-S7 (continued)

City	Previously Occupied				Newly Built				New Construction						
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.
Ft. Lauderdale	22.5	—	—	—	—	23.4	—	—	—	—	24.9	—	—	—	—
Memphis	25.2	25.4	—	—	25.6 ^a	29.0	25.4	—	—	—	29.6	25.7	—	—	26.0 ^a
Tampa	18.6	—	12.4	—	—	24.1	—	—	—	25.2	24.5	—	—	—	24.4
Houston	20.1	21.7 ^a	9.2	—	21.0	24.4	—	—	—	23.3	21.8	24.1	15.8 ^a	—	24.3
Atlanta	17.6	23.4	10.9	—	24.1	22.0	23.8	14.3 ^a	—	24.8	21.1	24.5 ^a	—	—	24.4
Dallas	18.7	—	11.6	—	22.1	24.1	—	17.5	—	25.0	23.2	—	12.8	—	24.3
Ft. Worth	17.5	22.5 ^a	—	—	20.5	24.4	23.3	—	—	24.1	24.2	—	—	—	22.9
North Central															
Detroit	22.8	22.6	15.7	—	23.3	24.4	25.1	21.0	—	25.4	25.2	—	18.6	—	25.0
Milwaukee	22.3	19.8	12.7	—	23.5	26.1 ^a	—	10.3 ^a	—	—	24.1	22.4	17.7	—	24.5
Minneapolis	19.9	21.8	18.1	22.8	24.5	24.6	24.1	19.9	24.2	26.7	24.9	23.6	18.9	—	26.1
Cincinnati	18.0	—	12.5	—	28.3 ^a	21.8	—	15.8	—	25.2 ^a	22.8	—	11.7	—	—
Chicago	21.5	22.7	17.2	—	24.2	24.4	23.2	18.7	—	25.9	24.3	23.5	18.6	—	25.5
Cleveland	21.6	21.2	16.9	—	23.6	23.3	23.7	17.8	—	26.0	22.2	—	17.6	—	23.2
Kansas City	22.0	21.9	13.7	—	22.9	26.8	23.7	—	—	22.2	23.4	24.4 ^a	23.3	—	24.9 ^a
St. Louis	19.8	—	14.6	—	22.1	25.6	—	17.8	—	24.2	22.0	—	13.4	—	23.9 ^a
Indianapolis	15.0	—	18.8	—	21.1	23.9	—	—	—	24.2	23.1	—	20.2	—	24.4
West															
Seattle	20.1	22.2	17.2	21.3	23.6	23.0	24.8	16.9	23.4	24.1	21.6	24.2	15.8	22.1	23.8
Denver	21.6	23.7	15.5	—	26.8	24.7	23.9	18.3	—	27.5	23.4	25.7 ^a	18.8	—	24.8
San Francisco	24.7	23.3	18.2	—	26.2	27.6	25.1	18.4	—	27.0	25.0	24.5	17.9	—	24.7

(continued)

APPENDIX TABLE 4-S7 (concluded)

City	Previously Occupied						Newly Built						New Construction								
	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	S&L	M.C.	C.B.	M.S.	L.I.	
San Jose	25.1	24.6	17.9	-	26.0	26.5	24.7	19.1	-	26.4	25.6	25.6 ^a	18.9 ^a	-	25.7						
Portland, O.	18.9	22.7	15.2	-	24.5	25.8	-	-	-	-	22.7	-	-	-	23.3						
Los Angeles	24.7	24.0	15.8	-	25.8	26.9	24.5	18.9 ^a	-	27.2	25.7	24.1	17.5	-	26.7						
San Diego	25.2	-	16.0	-	24.5 ^a	27.5	-	-	-	24.0	25.8	-	18.3 ^a	-	25.0						
Honolulu	22.3	-	22.9 ^a	-	-	27.0	-	-	-	-	25.8	-	22.6 ^a	-	-						

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T1. Mean Effective Interest Rate, Selected Cities, by Type of Lender and Loan Purpose (per cent)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	5.30	5.29	5.24	5.31	5.22 ^a	—	5.47	5.28	5.22	
Bridgeport	5.56	5.57	5.58	5.55	5.44 ^a	—	5.66	5.51	5.61	
Providence	5.61	5.63	5.59	5.61	—	—	5.75	5.52	5.48	
Hartford	5.67	5.58	5.66	5.69	5.48 ^a	—	5.90	5.55	5.46	
New Haven	5.57	5.64	5.54	5.58	5.49	—	6.04	5.50	5.67	
Middle Atlantic										
Washington, D. C.	5.78	6.05	5.64	5.74	5.46	5.50	5.82	5.25	5.73	
Newark	5.66	5.61	5.64	5.67	5.51	5.82 ^a	5.75	5.73	5.46	
Philadelphia	5.64	5.84	5.52	5.67	5.41	5.52	5.83	5.41	5.62	
Pittsburgh	5.78	5.81	5.64	5.80	5.27	—	5.83	5.38	5.75	
Baltimore	5.61	5.87	5.54	5.62	5.27	—	5.83	5.40	5.59	
Rochester	5.72	5.67	5.68	5.76	—	—	5.82	5.66	5.57	
New York City	5.76	5.87	5.86	5.69	5.53	5.96	5.94	5.73	5.63	
Buffalo	5.80	5.82	5.73	5.83	5.63	6.17	5.92	5.68	5.76	
Norfolk	5.97	5.84	5.96	6.03	5.55	—	6.03	—	6.00	
Harrisburg	6.06	6.05	5.99	6.08	5.70	—	6.16	—	5.98	
South										
Miami	6.10	6.08	6.14	6.09	5.72	5.76	6.11	—	—	
Louisville	5.89	5.87	5.89	5.89	5.64 ^a	—	5.92	—	5.59	

(continued)

APPENDIX TABLE 4-T1 (continued)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
New Orleans	6.01	5.97	5.92	6.06	5.50	5.55	6.09	—	5.74	
Ft. Lauderdale	6.13	6.10	6.15	6.11	—	5.81 ^a	6.13	—	—	
Memphis	6.03	5.79	6.02	6.08	5.44	5.64	6.10	—	6.23 ^a	
Tampa	6.14	6.13	6.07	6.22	5.56	—	6.17	—	6.63	
Houston	6.17	6.16	6.14	6.23	5.52	5.66	6.23	—	6.42	
Atlanta	6.25	6.25	6.11	6.39	5.57	5.66	6.33	—	6.43	
Dallas	6.28	6.06	6.18	6.45	5.45	—	6.35	—	6.38	
Ft. Worth	6.23	5.90	6.10	6.56	5.63	5.82	6.56	—	5.79 ^a	
North Central										
Detroit	5.76	5.67	5.72	5.82	5.47	5.79	5.80	—	5.71	
Milwaukee	5.71	5.58	5.53	5.75	5.30	5.44	5.83	—	5.46	
Minneapolis	5.78	5.82	5.67	5.79	5.47	5.56	5.91	5.56	5.59	
Cincinnati	5.74	5.67	5.57	5.81	5.46	—	5.90	—	5.42	
Chicago	5.85	5.94	5.76	5.85	5.42	5.42	5.97	—	5.49	
Cleveland	5.80	5.84	5.69	5.81	5.48	5.50	6.05	—	5.56	
Kansas City	5.97	5.96	5.89	6.03	5.42	5.75	6.04	—	5.86	
St. Louis	6.02	5.96	5.84	6.09	5.40	—	6.14	—	5.72	
Indianapolis	6.00	5.88	5.76	6.11	5.39	—	6.31	—	5.39	
West										
Seattle	6.14	6.30	5.93	6.11	5.61	5.77	6.35	5.87	6.06	

(continued)

APPENDIX TABLE 4-T1 (concluded)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Denver	6.20	6.31	6.10	6.22	5.62	5.76	6.38	—	5.86	
San Francisco	6.22	6.36	6.00	6.26	5.62	5.59	6.39	—	5.91	
San Jose	6.12	6.05	5.88	6.21	5.54	5.57	6.37	—	5.94	
Portland, O.	6.27	6.29	5.92	6.31	5.53	5.60	6.37	—	5.91	
Los Angeles	6.41	6.63	6.19	6.41	5.61	5.72	6.45	—	6.04	
San Diego	6.56	6.61	6.39	6.57	5.31	5.66 ^a	6.68	—	6.12	
Honolulu	6.63	6.61	6.63	6.65	5.79 ^a	—	6.65	—	6.26	

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T2. Mean Contract Interest Rate, Selected Cities, by Type of Lender and Loan Purpose (per cent)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	5.29	5.28	5.23	5.30	5.21 ^a	—	5.46	5.26	5.22	
Bridgeport	5.56	5.57	5.57	5.55	5.44 ^a	—	5.65	5.51	5.60	
Providence	5.60	5.61	5.59	5.61	—	—	5.73	5.52	5.48	
Hartford	5.67	5.58	5.66	5.69	5.48 ^a	—	5.90	5.55	5.46	
New Haven	5.57	5.64	5.54	5.58	5.48	—	6.03	5.50	5.67	
Middle Atlantic										
Washington, D. C.	5.73	5.89	5.63	5.72	5.44	5.50	5.76	5.25	5.69	
Newark	5.62	5.56	5.61	5.62	5.50	5.69 ^a	5.73	5.64	5.43	
Philadelphia	5.61	5.76	5.50	5.64	5.39	5.52	5.77	5.41	5.61	
Pittsburgh	5.68	5.65	5.56	5.72	5.27	—	5.71	5.38	5.69	
Baltimore	5.56	5.71	5.51	5.57	5.25	—	5.72	5.40	5.58	
Rochester	5.72	5.67	5.68	5.76	—	—	5.82	5.66	5.57	
New York City	5.65	5.74	5.74	5.59	5.53	5.79	5.80	5.65	5.53	
Buffalo	5.79	5.80	5.72	5.83	5.63	6.00	5.92	5.67	5.74	
Norfolk	5.88	5.76	5.84	5.95	5.51	—	5.91	—	6.00	
Harrisburg	5.96	5.94	5.92	5.98	5.64	—	5.99	—	5.98	
South										
Miami	5.82	5.82	5.82	5.82	5.71	5.53	5.83	—	—	
Louisville	5.88	5.86	5.89	5.88	5.64 ^a	—	5.92	—	5.56	

(continued)

APPENDIX TABLE 4-T2 (continued)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
New Orleans	6.00	5.95	5.91	6.06	5.47	5.53	6.08	—	5.74	
Ft. Lauderdale	5.83	5.84	5.80	5.88	—	5.53 ^a	5.83	—	—	
Memphis	5.84	5.69	5.84	5.87	5.44	5.54	5.90	—	6.00 ^a	
Tampa	5.97	5.92	5.94	6.06	5.55	—	5.99	—	6.54	
Houston	6.04	6.05	6.00	6.09	5.50	5.61	6.08	—	6.22	
Atlanta	6.01	5.98	5.91	6.12	5.50	5.50	6.07	—	6.05	
Dallas	6.16	5.96	6.06	6.31	5.43	—	6.21	—	6.38	
Ft. Worth	6.08	5.81	5.97	6.37	5.60	5.67	6.36	—	5.79 ^a	
North Central										
Detroit	5.67	5.60	5.62	5.73	5.45	5.63	5.71	—	5.63	
Milwaukee	5.60	5.50	5.44	5.64	5.29	5.40	5.70	—	5.43	
Minneapolis	5.70	5.70	5.61	5.72	5.46	5.53	5.79	5.56	5.59	
Cincinnati	5.66	5.57	5.51	5.73	5.46	—	5.84	—	5.28	
Chicago	5.62	5.67	5.56	5.62	5.42	5.29	5.71	—	5.35	
Cleveland	5.74	5.70	5.64	5.76	5.47	5.48	5.94	—	5.55	
Kansas City	5.82	5.81	5.75	5.87	5.40	5.59	5.88	—	5.69	
St. Louis	5.88	5.84	5.73	5.93	5.40	—	5.96	—	5.71	
Indianapolis	5.82	5.72	5.65	5.91	5.37	—	6.05	—	5.39	
West										
Seattle	5.93	6.01	5.78	5.94	5.58	5.65	6.08	5.74	5.93	

(continued)

APPENDIX TABLE 4-T2 (concluded)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Denver	6.02	6.01	5.94	6.05	5.52	5.60	6.15	-	5.81	
San Francisco	6.06	6.09	5.88	6.09	5.59	5.55	6.19	-	5.83	
San Jose	5.97	5.85	5.78	6.06	5.52	5.52	6.17	-	5.85	
Portland, O.	6.09	6.06	5.86	6.13	5.52	5.60	6.15	-	5.85	
Los Angeles	6.24	6.26	6.11	6.25	5.58	5.66	6.28	-	5.91	
San Diego	6.24	6.20	6.13	6.27	5.28	5.50 ^a	6.33	-	5.91	
Honolulu	6.45	6.43	6.46	6.46	5.79 ^a	-	6.46	-	6.11	

^a6 - 10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T3. Mean Fees and Charges, Selected Cities, by Type of Lender and Loan Purpose (per cent)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	.06	.03	.04	.08	.03 ^a	—	.06	.08	.02	
Bridgeport	.03	.05	.09	.01	.05 ^a	—	.09	.00	.09	
Providence	.04	.14	.01	.03	—	—	.09	.00	.00	
Hartford	.00	.00	.00	.00	.05 ^a	—	.00	.00	.00	
New Haven	.01	.03	.01	.02	.06	—	.06	.00	.03	
Middle Atlantic										
Washington, D.C.	.34	1.04	.05	.15	.12	.00	.38	—	.17	
Newark	.23	.27	.19	.25	.09	.85 ^a	.12	.51	.12	
Philadelphia	.15	.50	.10	.15	.12	.00	.30	.01	.04	
Pittsburgh	.54	.97	.46	.43	.00	—	.68	.00	.25	
Baltimore	.28	.94	.23	.23	.15	—	.61	.00	.03	
Rochester	.00	.00	.00	.00	—	—	.00	.00	.00	
New York City	.68	.84	.79	.59	.06	1.14	.87	.52	.59	
Buffalo	.04	.14	.03	.00	.03	1.18	.00	.02	.03	
Norfolk	.49	.47	.66	.38	.21	—	.58	—	.00	
Harrisburg	.52	.56	.48	.51	.39	—	.92	—	.00	
South										
Miami	1.64	1.62	1.93	1.54	.01	1.38	1.66	—	—	
Louisville	.01	.06	.00	.00	.00 ^a	—	.00	—	.14	

(continued)

APPENDIX TABLE 4-T3 (continued)

City	Loan Purpose						Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks		
New Orleans	.08	.17	.06	.02	.18	.14	.07	—	.00		
Ft. Lauderdale	1.87	1.67	2.20	1.40	—	1.76 ^a	1.87	—	—		
Memphis	.48	.68	1.16	1.27	.00	.69	1.28	—	.56 ^a		
Tampa	.98	1.30	.85	.80	.02	—	1.08	—	.33		
Houston	.79	.64	.90	.73	.07	.30	.85	—	.67		
Atlanta	1.34	1.55	1.19	1.36	.42	1.00	1.42	—	1.49		
Dallas	.68	.61	.72	.69	.09	—	.77	—	.00		
Ft. Worth	.80	.57	.80	.95	.20	.89	1.09	—	.00 ^a		
North Central											
Detroit	.51	.42	.64	.51	.14	.99	.52	—	.37		
Milwaukee	.59	.45	.49	.64	.02	.18	.81	—	.11		
Minneapolis	.47	.77	.37	.39	.04	.20	.73	.00	.03		
Cincinnati	.35	.44	.27	.36	.00	—	.28	—	.54		
Chicago	1.35	1.70	1.18	1.27	.02	.83	1.54	—	.67		
Cleveland	.33	.80	.28	.30	.09	.14	.61	—	.03		
Kansas City	.92	.93	.95	.89	.10	.98	.98	—	.80		
St. Louis	.77	.68	.70	.80	.02	—	1.00	—	.05		
Indianapolis	.88	.96	.64	.87	.15	—	1.28	—	.00		
West											
Seattle	1.18	1.65	.89	.90	.20	.76	1.55	.72	.57		

(continued)

APPENDIX TABLE 4-T3 (concluded)

City	All Loans	Loan Purpose					Type of Lender				
		New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks		
Denver	1.05	1.80	.96	.94	.67	.98	1.31	-	.25		
San Francisco	1.01	1.63	.76	1.01	.22	.27	1.26	-	.37		
San Jose	.88	1.20	.70	.91	.14	.32	1.22	-	.47		
Portland, O.	.99	1.39	.36	.84	.07	.00	1.13	-	.25		
Los Angeles	1.04	2.39	.57	.99	.17	.41	1.08	-	.59		
San Diego	1.98	2.57	1.66	1.79	.15	1.00 ^a	2.16	-	1.08		
Honolulu	1.10	1.09	1.07	1.12	.00 ^a	-	1.11	-	.89		

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T4. Average Loan/Value Ratio, Selected Cities, by Type of Lender and Loan Purpose (per cent)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	67.2	64.9	66.5	67.7	67.7 ^a	—	71.6	67.7	61.4	
Bridgeport	69.7	64.6	72.0	69.3	67.9 ^a	—	72.3	69.0	60.5	
Providence	66.8	64.7	67.6	67.0	—	—	68.5	67.4	63.1	
Hartford	69.6	64.3	72.1	69.1	65.5 ^a	—	78.1	65.4	60.8	
New Haven	64.5	61.8	62.7	65.9	72.4	—	78.9	62.8	57.8	
Middle Atlantic										
Washington, D. C.	72.4	72.9	74.8	69.5	66.7	69.2	73.5	—	62.8	
Newark	66.0	58.1	66.5	66.4	65.8	63.9 ^a	70.1	65.8	59.9	
Philadelphia	68.1	68.2	67.7	68.3	67.6	67.0	72.6	64.1	62.2	
Pittsburgh	70.2	71.0	69.8	70.1	63.3	—	73.8	61.3	61.8	
Baltimore	69.0	66.3	70.5	68.4	62.2	—	74.0	65.7	60.0	
Rochester	70.2	70.5	71.2	69.7	—	—	72.7	69.0	64.5	
New York City	69.5	67.1	74.7	67.7	67.1	78.3	73.6	69.9	64.8	
Buffalo	66.9	66.3	65.9	67.8	66.3	77.7	69.6	64.2	63.2	
Norfolk	66.2	63.2	69.5	64.6	63.4	—	66.6	—	65.3	
Harrisburg	70.9	68.2	74.8	71.3	73.6	—	75.9	—	63.4	
South										
Miami	75.0	74.0	77.8	74.5	70.5	70.7	75.1	—	—	
Louisville	73.6	79.1	76.1	70.4	66.1 ^a	—	74.7	—	63.3	

(continued)

APPENDIX TABLE 4-T4 (continued)

City	Loan Purpose				Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks
New Orleans	71.1	70.2	74.3	70.7	66.5	64.4	72.6	-	53.2
Ft. Lauderdale	75.5	75.8	74.7	77.1	63.5	67.6 ^a	75.6	-	-
Memphis	79.1	73.7	81.3	77.7	62.3	69.3	81.4	-	56.7 ^a
Tampa	71.9	71.8	73.0	71.0	67.9	-	72.0	-	79.4
Houston	76.1	75.4	78.0	73.4	68.0	68.8	77.2	-	59.4
Atlanta	72.6	72.6	74.1	71.2	69.1	68.6	73.3	-	67.1
Dallas	74.9	74.6	78.1	72.9	70.3	-	76.0	-	59.3
Ft. Worth	74.7	72.3	76.5	74.3	70.6	72.0	77.3	-	62.7 ^a
North Central									
Detroit	70.8	68.1	72.0	71.7	62.6	73.7	73.7	-	58.7
Milwaukee	71.6	69.0	69.6	72.4	68.1	63.1	76.3	-	59.2
Minneapolis	69.7	71.5	69.7	69.1	68.4	67.9	72.9	67.2	62.9
Cincinnati	66.6	63.0	65.1	67.7	72.6	-	71.5	-	55.3
Chicago	71.4	72.2	69.1	71.6	68.4	64.4	74.7	-	56.3
Cleveland	66.4	64.3	64.0	67.1	63.8	63.5	73.2	-	58.9
Kansas City	76.2	72.6	78.0	76.0	62.9	67.2	79.2	-	62.2
St. Louis	71.4	63.5	72.2	71.7	65.8	-	75.1	-	58.0
Indianapolis	70.4	70.8	71.0	70.0	65.1	-	73.3	-	63.9
West									
Seattle	70.4	69.0	73.0	70.1	66.5	68.9	72.8	68.2	60.9

(continued)

APPENDIX TABLE 4-T4 (concluded)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Denver	74.6	71.4	76.4	74.4	69.0	68.8	78.3	-	64.5	
San Francisco	74.9	73.2	75.2	75.0	65.8	65.1	78.5	-	63.4	
San Jose	73.9	70.5	73.4	74.5	70.6	67.1	77.7	-	63.3	
Portland, O.	73.0	74.2	77.8	71.6	68.8	67.8	74.5	-	59.2	
Los Angeles	77.7	75.5	78.1	77.9	68.2	66.7	78.6	-	53.3	
San Diego	76.7	77.3	77.1	76.4	68.6	67.9 ^a	78.2	-	58.4	
Honolulu	76.3	74.0	77.8	75.1	62.7 ^a	-	75.6	-	68.6	

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T5. Mean Purchase Price, Selected Cities, by Type of Lender and Loan Purpose (thousands of dollars)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	24.5	29.7	26.4	23.4	44.5 ^a	-	20.4	24.2	28.9	
Bridgeport	20.9	22.6	22.1	20.2	25.2 ^a	-	20.1	21.0	24.3	
Providence	15.9	17.8	17.4	14.9	-	-	15.9	15.6	16.2	
Hartford	21.7	24.3	21.7	20.9	32.1 ^a	-	17.9	23.3	25.3	
New Haven	22.7	30.0	24.7	20.6	28.7	-	20.1	22.4	23.9	
Middle Atlantic										
Washington, D. C.	26.7	25.2	27.8	26.6	30.2	35.4	26.1	30.1	29.3	
Newark	26.9	32.4	29.3	25.7	35.9	29.3 ^a	24.3	23.9	32.1	
Philadelphia	18.1	23.0	20.4	16.8	25.1	18.0	15.7	20.4	19.9	
Pittsburgh	18.9	23.7	23.4	16.3	30.0	-	17.8	26.3	20.0	
Baltimore	18.7	23.4	20.7	17.0	25.9	-	16.7	20.1	21.8	
Rochester	20.0	23.3	23.1	17.2	-	-	19.5	19.5	24.3	
New York City	26.8	25.1	25.9	27.7	34.8	25.4	23.5	25.2	30.1	
Buffalo	18.8	21.7	21.1	16.1	22.5	17.7	16.7	20.3	21.6	
Norfolk	19.5	27.3	22.5	14.5	31.3	-	18.8	-	11.1	
Harrisburg	15.6	19.6	20.7	13.0	25.8	-	14.4	-	15.6	
South										
Miami	22.6	27.8	22.2	19.9	22.9	36.6	22.3	-	-	
Louisville	16.8	21.0	17.4	15.2	21.7 ^a	-	15.7	-	27.9	

(continued)

APPENDIX TABLE 4-T5 (continued)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
New Orleans	22.8	26.1	26.6	19.4	33.7	33.1	21.1	—	28.0	
Ft. Lauderdale	18.2	20.3	16.5	17.7	—	30.6 ^a	18.0	—	—	
Memphis	20.5	25.0	21.2	18.6	31.4	25.8	19.4	—	12.1 ^a	
Tampa	17.3	20.0	19.3	12.7	30.0	—	16.5	—	10.9	
Houston	24.7	23.3	26.1	23.7	34.6	27.9	24.0	—	20.5	
Atlanta	20.9	22.6	23.1	17.6	30.1	32.1	19.6	—	17.7	
Dallas	21.1	26.4	22.6	17.8	29.5	—	20.6	—	18.0	
Ft. Worth	19.6	25.1	20.9	15.0	27.4	24.8	15.6	—	19.0 ^a	
North Central										
Detroit	21.4	25.4	23.0	19.0	25.8	22.0	20.4	—	23.2	
Milwaukee	19.6	24.0	21.6	18.3	24.3	23.6	17.4	—	24.6	
Minneapolis	22.5	25.4	26.0	20.9	29.9	27.9	20.0	22.7	25.7	
Cincinnati	20.9	30.7	23.2	18.6	26.4	—	17.7	—	27.5	
Chicago	24.3	27.8	26.2	22.6	35.3	31.7	22.3	—	30.4	
Cleveland	23.5	32.2	27.4	21.9	28.2	27.5	20.7	—	25.9	
Kansas City	20.0	22.5	23.3	16.8	29.2	22.3	19.1	—	20.2	
St. Louis	18.0	22.8	22.8	16.0	28.3	—	16.8	—	19.6	
Indianapolis	19.5	24.6	24.8	15.6	30.0	—	14.8	—	27.2	
West										
Seattle	22.9	24.5	23.3	21.2	26.0	27.9	20.3	25.6	25.9	

(continued)

APPENDIX TABLE 4-T5 (concluded)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Denver	20.5	24.5	23.3	18.4	28.7	27.3	18.1	—	24.7	
San Francisco	26.6	29.3	29.1	25.7	34.9	35.7	24.0	—	31.5	
San Jose	27.8	42.0	31.0	24.7	32.9	36.6	25.3	—	27.7	
Portland, O.	17.6	20.0	22.9	15.5	28.4	34.5	15.9	—	24.1	
Los Angeles	24.3	32.2	26.9	23.4	36.2	37.9	23.5	—	32.8	
San Diego	21.3	21.5	23.0	20.8	31.7	31.3 ^a	20.2	—	25.5	
Honolulu	29.2	31.9	29.2	27.2	32.7 ^a	—	29.0	—	35.5	

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T6. Mean Loan Amount, Selected Cities, by Type of Lender and Loan Purpose (thousands of dollars)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	16.2	18.8	17.3	15.5	30.4 ^a	—	14.3	16.2	17.5	
Bridgeport	14.5	14.5	15.7	13.9	16.6 ^a	—	14.4	14.5	14.6	
Providence	10.5	11.5	11.6	9.9	—	—	10.8	10.4	10.1	
Hartford	14.8	15.3	15.4	14.1	21.3 ^a	—	13.8	15.1	14.9	
New Haven	14.5	17.7	15.8	13.5	20.9	—	15.7	13.9	13.8	
Middle Atlantic										
Washington, D. C.	19.2	18.3	20.6	18.5	19.8	24.3	19.1	20.0	18.2	
Newark	17.4	18.4	19.3	16.6	23.6	17.5 ^a	16.7	15.5	19.0	
Philadelphia	12.2	15.6	13.8	11.3	16.9	12.1	11.3	13.1	12.3	
Pittsburgh	13.1	16.6	16.3	11.2	19.3	—	13.0	16.1	12.1	
Baltimore	12.7	15.4	14.4	11.4	15.8	—	12.3	13.1	13.0	
Rochester	14.0	16.1	16.2	12.1	—	—	14.1	13.5	15.2	
New York City	18.3	16.6	18.9	18.4	23.2	19.7	17.1	17.5	19.2	
Buffalo	12.4	14.2	13.8	10.7	14.9	13.8	11.4	12.9	13.3	
Norfolk	12.8	16.8	15.6	9.3	19.3	—	12.6	—	6.7	
Harrisburg	10.9	13.3	15.6	9.1	18.9	—	10.8	—	9.8	
South										
Miami	16.9	20.5	17.1	14.7	16.0	25.9	16.7	—	—	
Louisville	12.3	16.4	13.2	10.7	14.6 ^a	—	11.8	—	17.6	

(continued)

APPENDIX TABLE 4-T6 (continued)

City	Loan Purpose					Type of Lender					
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks		
New Orleans	16.1	18.2	19.5	13.6	22.1	21.4	15.3	—	15.3		
Ft. Lauderdale	13.6	15.2	12.2	13.6	—	19.2 ^a	13.5	—	—		
Memphis	16.1	18.2	17.1	14.4	19.0	17.9	15.9	—	6.2 ^a		
Tampa	12.4	14.2	14.1	9.0	20.1	—	12.0	—	7.7		
Houston	18.8	17.4	20.2	17.6	23.5	19.3	18.5	—	13.4		
Atlanta	15.2	16.4	17.1	12.6	20.7	22.0	14.5	—	11.9		
Dallas	15.8	19.5	17.5	13.0	20.5	—	15.7	—	10.5		
Ft. Worth	14.6	18.0	15.9	11.1	19.4	17.9	12.1	—	12.4 ^a		
North Central											
Detroit	15.0	17.0	16.3	13.6	16.0	15.8	15.0	—	13.4		
Milwaukee	13.8	16.4	14.7	13.0	16.3	14.9	13.2	—	14.7		
Minneapolis	15.5	17.8	18.0	14.3	20.3	19.0	14.6	15.3	16.0		
Cincinnati	13.5	18.2	15.0	12.2	19.2	—	12.5	—	15.0		
Chicago	16.9	19.6	17.6	15.8	23.9	20.2	16.5	—	16.8		
Cleveland	15.3	20.5	17.1	14.5	17.5	17.4	15.0	—	15.2		
Kansas City	15.2	16.2	17.9	12.8	18.5	14.9	15.2	—	12.6		
St. Louis	12.7	14.5	16.2	11.3	18.5	^a —	12.5	—	11.4		
Indianapolis	13.4	16.9	17.5	10.6	19.0	—	10.9	—	17.3		
West											
Seattle	16.0	16.7	16.9	14.9	17.2	19.0	14.8	17.3	15.9		

(continued)

APPENDIX TABLE 4-T6 (concluded)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Denver	15.0	17.1	17.4	13.5	19.8	18.5	14.1	-	15.7	
San Francisco	19.5	20.9	21.4	19.0	22.8	22.9	18.8	-	19.9	
San Jose	20.3	29.9	22.6	18.3	23.2	24.5	19.6	-	17.5	
Portland, O.	12.9	14.7	17.5	11.1	19.7	23.1	12.0	-	14.2	
Los Angeles	18.7	23.9	20.7	18.1	24.5	24.4	18.4	-	17.4	
San Diego	16.3	16.3	17.6	15.9	21.8	20.3 ^a	15.9	-	15.1	
Honolulu	21.7	23.1	22.4	20.4	20.2 ^a	-	21.6	-	24.6	

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.

APPENDIX TABLE 4-T7. Average Maturity, Selected Cities, by Type of Lender and Loan Purpose (years)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Northeast										
Boston	21.4	20.3	22.7	21.2	28.6 ^a	—	21.3	22.2	18.3	
Bridgeport	23.4	22.9	24.7	22.8	24.3 ^a	—	24.0	23.2	20.5	
Providence	19.5	19.5	21.4	18.9	—	—	20.1	19.7	18.0	
Hartford	24.3	24.3	25.0	23.8	28.0 ^a	—	25.6	23.7	20.7	
New Haven	22.4	21.7	23.6	21.8	25.8	—	25.2	22.4	17.7	
Middle Atlantic										
Washington, D. C.	24.1	24.3	26.1	21.9	25.2	26.7	24.3	—	18.8	
Newark	22.6	21.6	24.8	21.8	26.3	25.0 ^a	23.5	22.7	19.7	
Philadelphia	21.0	21.8	22.9	20.1	24.3	22.5	21.0	21.9	16.8	
Pittsburgh	19.6	22.4	22.3	18.1	22.9	—	20.6	20.1	16.2	
Baltimore	20.1	21.0	22.4	18.6	24.6	—	21.3	19.9	14.4	
Rochester	23.4	26.0	26.0	21.1	—	—	23.6	23.7	21.2	
New York City	23.9	23.8	27.9	22.0	26.2	29.4	25.8	25.5	20.2	
Buffalo	22.3	23.7	26.1	19.4	27.3	30.0	22.5	25.0	5.0	
Norfolk	19.1	21.5	22.2	15.8	24.9	—	19.0	—	12.4	
Harrisburg	18.4	18.6	24.5	17.3	28.6	—	18.9	—	16.2	
South										
Miami	22.3	24.2	23.4	20.8	29.6	24.0	22.2	—	—	
Louisville	24.0	26.8	26.5	21.6	26.1 ^a	—	24.6	—	17.4	

(continued)

APPENDIX TABLE 4-T7 (continued)

City	Loan Purpose				Type of Lender					
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
New Orleans	22.2	23.6	24.7	20.5	27.0	24.2	22.2	-	10.1	
Ft. Lauderdale	23.8	24.9	23.4	22.5	-	23.0 ^a	23.8	-	-	
Memphis	26.8	27.4	28.4	24.8	26.5	25.4	27.3	-	6.3 ^a	
Tampa	22.3	24.4	24.2	18.4	25.0	-	22.4	-	13.2	
Houston	22.5	21.9	24.3	19.8	23.1	23.3	22.6	-	11.6	
Atlanta	20.4	21.4	22.4	17.8	24.6	23.7	20.1	-	11.8	
Dallas	21.2	22.9	24.1	18.5	24.2	-	21.3	-	13.0	
Ft. Worth	21.7	23.3	24.2	18.2	22.9	23.3	21.2	-	13.7 ^a	
North Central										
Detroit	23.0	24.0	24.7	21.9	24.9	24.3	23.6	-	17.2	
Milwaukee	20.8	22.5	20.5	20.3	23.7	21.4	22.6	-	13.7	
Minneapolis	21.1	24.0	23.8	19.7	25.8	23.2	21.5	23.1	18.4	
Cincinnati	17.6	17.7	19.2	17.0	26.6	-	19.0	-	13.5	
Chicago	21.9	23.9	23.3	21.0	25.1	23.2	22.5	-	17.7	
Cleveland	20.0	20.4	21.6	19.6	24.4	21.8	22.0	-	17.1	
Kansas City	23.4	23.6	26.0	21.4	23.1	23.2	23.9	-	17.4	
St. Louis	20.3	20.1	24.5	18.9	23.0	-	21.4	-	15.0	
Indianapolis	19.2	22.7	23.3	16.4	22.8	-	18.1	-	19.5	
West										
Seattle	21.5	21.6	23.5	20.3	23.8	23.9	21.3	21.8	16.7	

(continued)

APPENDIX TABLE 4-T7 (concluded)

City	Loan Purpose					Type of Lender				
	All Loans	New Construction	Newly Built	Previously Occupied	Life Insurance	Mortgage Companies	Savings and Loan	Mutual Savings	Commercial Banks	
Denver	21.8	23.1	24.0	20.5	26.4	24.0	22.7	—	16.3	
San Francisco	24.4	23.7	26.5	23.9	26.4	23.9	25.1	—	18.1	
San Jose	24.6	24.6	25.9	24.1	26.2	24.8	25.4	—	18.2	
Portland, O.	20.6	22.5	24.8	18.9	24.2	23.2	20.8	—	15.0	
Los Angeles	24.9	25.3	26.8	24.6	26.6	24.1	25.0	—	16.4	
San Diego	25.2	25.4	26.8	24.8	24.5	24.2 ^a	25.7	—	16.9	
Honolulu	24.4	25.6	27.0	22.3	21.7 ^a	—	24.4	—	22.8	

^a6-10 observations. All other cells represent 11 or more observations. Less than 6 left out.