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APPENDIX Q

TABLES ON VOLUME OF FHA-INSURED AND VA-GUARANTEED MORTGAGE LOANS

TABLE Q-1
FHA and VA Loans Made on One- to Four-Family Houses
in Millions of Dollars and as a Percentage
of Total Loans of This Kind, 1935-1953

	FHA-INSURED LOANS		VA-GUARANTEED LOANS		FHA AND VA AS PER CENT OF TOTAL (5)
	Amount (1)	Per Cent of Total (2)	Amount (3)	Per Cent of Total (4)	
1935	\$ 94	4.2%	..	..	4.2%
1936	309	13.4	..	..	13.4
1937	424	16.4	..	..	16.4
1938	473	19.4	..	..	19.4
1939	669	23.0	..	..	23.0
1940	736	21.0	..	..	21.0
1941	890	22.6	..	..	22.6
1942	958	28.9	..	..	28.9
1943	762	22.7	..	..	22.7
1944	707	17.7	..	..	17.7
1945	474	9.7	\$ 192	3.9%	13.6
1946	422	4.2	2,302	23.0	27.2
1947	895	8.0	3,286	29.3	37.3
1948	2,109	18.6	1,881	16.6	35.2
1949	2,198	19.9	1,424	12.9	32.8
1950	2,492	15.5	3,073	19.2	34.7
1951	1,928	..	3,614	..	..
1952	1,942	..	2,721	..	..
1953	2,289	..	3,064	..	..

Column

Source

- | | |
|------|--|
| 1 | <i>Annual Report, 1952</i> , Housing and Home Finance Agency, Table 7, p. 240, and <i>Housing Statistics</i> , Housing and Home Finance Agency, January 1954, p. 35. Excludes a small amount of home mortgages insured under Title I, Class 3. |
| 2, 4 | Totals estimated by Home Loan Bank Board in <i>Estimated Home Mortgage Debt and Lending Activity, 1950</i> . |
| 3 | <i>Annual Report, 1952</i> , Housing and Home Finance Agency, Table 10, p. 120, and <i>Housing Statistics</i> , January 1954, p. 41. The 1945 figure includes a small amount of VA loans closed in 1944. |
| 5 | Sum of columns 2 and 4. |

TABLE Q-2
 FHA and VA Mortgages and Total Residential Mortgage Loans
 Held by Selected Types of Lenders
 (dollars in millions)

<i>End of Year</i>	<i>FHA and VA Mortgages</i>	<i>Total Residential Mortgages^a</i>	<i>FHA and VA as a Per Cent of Total</i>
A. Life Insurance Companies ^b			
1940	\$ 668	\$ 2,887	23.1%
1941	815	3,235	25.2
1942	1,096	3,625	30.2
1943	1,286	3,835	33.5
1944	1,408	3,819	36.9
1945	1,425	3,632	39.2
1946	1,484	4,021	36.9
1947	2,260	5,005	45.2
1948	3,482	6,754	51.6
1949	4,672	8,232	56.8
1950	6,599	11,035	59.8
1951	8,388	13,865	60.5
1952	9,028	15,112	59.7
B. Mutual Savings Banks ^c			
1947	807	3,937	20.5
1948	1,334	4,758	28.0
1949	1,943	5,569	34.9
1950	3,006	7,054	42.6
1951	4,281	8,595	49.8
1952	5,368	9,833	54.6
C. Commercial Banks ^d			
1951	6,342	11,270	56.3
1952	6,687	12,188	54.9
D. Insured Savings and Loan Associations ^e			
1947	2,025	6,592	30.7
1948	2,326	7,783	29.9
1949	2,658	9,037	29.4
1950	3,242	11,188	29.0
1951	3,502	13,236	26.5
1952	3,862	16,092	24.0

^a Table N-2.

^b For FHA and VA mortgages: *Life Insurance Fact Books*, Institute of Life Insurance, except for 1945 and 1946, which include rough estimates for VA loan holdings. FHA holdings were \$1,394 million in 1945 and \$1,228 million in 1946.

^c For FHA and VA mortgages: "Mutual Savings Bank Mortgage Loan Activities," reports of the National Association of Mutual Savings Banks.

^d *Federal Reserve Bulletin*, March 1954, p. 289.

^e *Statistical Summary*, Home Loan Bank Board, 1950 and 1951, and *Annual Reports* of the Housing and Home Finance Agency for 1951 (p. 196) and 1952 (p. 190).

TABLE Q-3
Transfers among Mortgagees of FHA-Insured Home Loans,
1935-1952

PERIOD	FACE AMOUNT OF LOANS TRANSFERRED		NUMBER OF LOANS TRANSFERRED (<i>thousands</i>)	NUMBER OF LOANS IN FORCE AT YEAR-END	COL. 3 AS A % OF COL. 4
	<i>Total</i> ^a (<i>millions</i>)	<i>Excluding Federal Agencies</i> ^b			
1935-1936	\$ 65	\$ 54	n.a.	..	..
1937	115	93	n.a.	..	..
1938	199	153	n.a.	..	..
1939	309	230	n.a.	..	..
1940	401	343	n.a.	..	..
1941	442	400	n.a.	..	..
1942	492	462	n.a.	..	..
1943	594	480	n.a.	..	..
1944	463	429	n.a.	..	..
1945	478	395	n.a.	..	..
1946	266	244	56	940	6.0%
1947	278	276	51	912	5.6
1948	887	784	134	1,088	12.3
1949 ^c	1,100	841	157	1,302	12.1
1950 ^c	1,421	1,292	202	1,511	13.4
1951 ^c	1,313	1,276	183	1,655	11.1
1952 ^c	988	915	132	1,788	7.4

^a Face amount of loans purchased and sold. Includes resales but excludes inter-federal-agency transfers.

^b Column 1 minus net purchases or sales of federal agencies as shown in Table Q-5.

^c Beginning in 1949, data include mortgages insured under Section 603 pursuant to Section 610.

n.a. = not available.

Source: *Annual Reports* of the Federal Housing Administration.

TABLE Q-4
Purchases and Sales of FHA-Insured Home Mortgages
by Private Institutional Mortgage Lenders, 1938-1952
(millions of dollars)

	COMMERCIAL BANKS		INSURANCE COMPANIES		SAVINGS AND LOAN ASSOCIATIONS		MUTUAL SAVINGS BANKS		TOTAL	
	Purchases	Sales	Purchases	Sales	Purchases	Sales	Purchases	Sales	Purchases	Sales
1938	54	80	64	8	6	16	8	1	132	105
1939	87	114	94	12	7	18	18	0	206	144
1940	123	121	55	22	8	33	34	3	220	169
1941	126	149	198	25	7	30	29	5	360	209
1942	142	168	244	16	5	31	35	6	425	220
1943	194	151	263	25	23	24	40	2	520	202
1944	132	142	187	25	9	30	63	1	391	198
1945	173	125	190	22	14	18	46	4	423	169
1946	121	70	99	20	5	14	21	2	246	106
1947	98	86	133	25	3	21	30	1	294	163
1948	157	253	487	60	3	48	90	3	737	364
1949	86	281	569	80	4	73	145	7	804	541
1950	230	320	757	74	17	64	268	11	1,272	669
1951	194	350	666	63	8	71	351	11	1,219	495
1952	190	272	397	54	17	40	237	30	841	396

Source: Annual Reports of the Federal Housing Administration. Annual data prior to 1938 are not available.

TABLE Q-5
Purchases and Sales of FHA-Insured Home Loans
by Federal Agencies, 1935-1952
(dollars in thousands)

	PURCHASES		SALES	
	Amount	Per Cent of All Purchases ^a	Amount	Per Cent of All Sales ^a
1935-1936	\$ 10,242	15.8%	\$ 73	b
1937	28,720	24.9	6,426	5.6%
1938	56,447	28.3	10,489	5.3
1939	87,865	28.4	9,002	2.9
1940	63,644	15.9	5,584	1.4
1941	47,184	10.7	4,762	1.1
1942	39,576	8.1	9,842	2.0
1943	41,568	7.0	156,004	26.3
1944	48,339	10.4	13,976	3.0
1945	20,848	4.4	104,256	21.8
1946	910	b	23,095	8.7
1947	179	b	1,914	.7
1948	104,264	11.8	1,461	b
1949	259,880	23.6	991	b
1950	82,432	5.8	211,591	14.9
1951	40,145	3.1	77,168	5.9
1952	99,389	10.1	26,673	2.7

^a Per cent of total purchases and sales by all mortgagees, as shown in column 1 of Table Q-3.

^b Less than .05 per cent.

Source: *Annual Reports* of the Federal Housing Administration. Sales include resales. Federal agencies include the RFC Mortgage Company, Federal National Mortgage Association, Federal Deposit Insurance Corporation, and U.S. Housing Corporation.