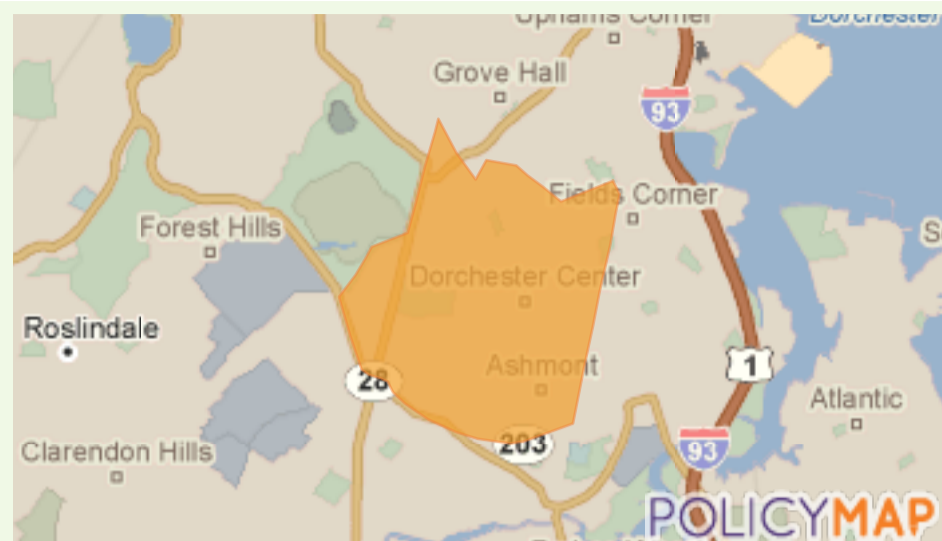


**Current Report:**  
**Home Mortgage Report of Custom Region:**  
**CODMAN SQUARE SERVICE AREA**



**Date:** April 15, 2020

**Proposed Area:**

This area is located in **Suffolk County**, in the state of **Massachusetts**

It is located within or touches the following 2010 census tract(s): **25025981100, 25025980300, 25025100800, 25025092101, 25025101002, 25025100100, 25025100500, 25025100400, 25025092400, 25025092200, 25025101102, 25025100601, 25025100300, 25025092000, 25025091900, 25025090100, 25025091800, 25025101101, 25025082100, 25025100200, 25025092300, 25025091600, 25025091700, 25025090200.**

Similarly, it is located within or touches the following zip code(s): **02124, 02131, 02126, 02122, 02121.**

Data presented in this report summarize the geographies specified in the citation information in each section.

**This Area is Served by (or touches):**

**School District(s):** Boston School District

**Congressional District(s):** Massachusetts's 7th District

**Senators:** Edward J. Markey (D-MA), Elizabeth Warren (D-MA)

**State Senate District(s):** First Suffolk District, Second Suffolk District

**State House District(s):** 5th Suffolk District, 6th Suffolk District, 11th Suffolk District, 12th Suffolk District, 13th Suffolk District

**All Originations:**

In 2018, **444** home loans were originated in this area.

All Originations	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	1,383	780	395	419	299	304	406	373	306	392	463	476	444
Median Loan Amount	Ranged From \$245,000 to \$359,000	Ranged From \$230,000 to \$290,000	Ranged From \$200,000 to \$277,000	Ranged From \$173,000 to \$253,000	Ranged From \$192,000 to \$274,000	Ranged From \$166,500 to \$320,000	Ranged From \$213,000 to \$299,000	Ranged From \$222,500 to \$337,000	Ranged From \$211,000 to \$362,000	Ranged From \$292,000 to \$376,000	Ranged From \$277,000 to \$457,000	Ranged From \$316,000 to \$413,000	Ranged From \$320,000 to \$420,000
<b>State (Massachusetts)</b>													
Number of Loans	219,209	162,623	127,385	225,564	208,267	172,009	245,642	180,742	104,376	138,358	161,169	124,671	126,944
Median Loan Amount	\$223,000	\$232,000	\$245,000	\$245,000	\$250,000	\$245,000	\$250,000	\$247,000	\$263,000	\$278,000	\$288,000	\$291,000	\$285,000
<b>National</b>													
Number of Loans	10,070,623	7,742,076	5,611,779	7,757,819	6,743,289	5,917,574	8,238,430	7,058,554	4,748,163	6,029,619	6,897,295	5,878,448	5,714,444
Median Loan Amount	\$163,000	\$168,000	\$170,000	\$176,000	\$175,000	\$168,000	\$179,000	\$174,000	\$181,000	\$198,000	\$209,000	\$207,000	\$205,000

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts

## Originations by Loan Purpose:

This area saw **49.1%** of its loans originated for the purpose of purchasing a home and **50.9%** for refinancing in 2018. Across the nation, 2018 saw a 1.4% growth in purchase loans, but a 9.6% decrease in refinance mortgages, for an overall decline of 2.8% for all originations.

Purchase	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	486	290	216	175	128	111	115	128	155	175	182	231	218
Median Loan Amount	Ranged From \$206,000 to \$381,500	Ranged From \$213,000 to \$319,000	Ranged From \$185,000 to \$277,000	Ranged From \$181,000 to \$307,500	Ranged From \$192,500 to \$299,500	Ranged From \$185,000 to \$328,000	Ranged From \$239,000 to \$334,000	Ranged From \$291,000 to \$437,000	Ranged From \$260,500 to \$407,000	Ranged From \$364,000 to \$459,000	Ranged From \$378,000 to \$530,000	Ranged From \$379,000 to \$518,000	Ranged From \$380,000 to \$525,000
Percent of All Loans	35.14%	37.18%	54.68%	41.77%	42.81%	36.51%	28.33%	34.32%	50.65%	44.64%	39.31%	48.53%	49.1%
<b>State (Massachusetts)</b>													
Number of Loans	84,830	67,215	51,791	52,043	47,768	44,049	52,286	60,233	59,965	65,562	73,284	74,009	75,210
Median Loan Amount	\$250,000	\$253,000	\$246,000	\$238,000	\$250,000	\$250,000	\$260,000	\$276,000	\$280,000	\$293,000	\$302,000	\$318,000	\$325,000
Percent of All Loans	38.7%	41.33%	40.66%	23.07%	22.94%	25.61%	21.29%	33.33%	57.45%	47.39%	45.47%	59.36%	59.25%
<b>National</b>													
Number of Loans	4,667,928	3,524,874	2,562,011	2,413,549	2,181,851	2,037,856	2,306,579	2,648,557	2,772,003	3,164,779	3,507,634	3,648,867	3,698,859
Median Loan Amount	\$174,000	\$176,000	\$174,000	\$164,000	\$168,000	\$166,000	\$174,000	\$187,000	\$190,000	\$200,000	\$208,000	\$216,000	\$225,000
Percent of All Loans	46.35%	45.53%	45.65%	31.11%	32.36%	34.44%	28%	37.52%	58.38%	52.49%	50.86%	62.07%	64.73%

Refinance	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	897	490	179	244	171	193	291	245	151	217	281	245	226
Median Loan Amount	Ranged From \$250,000 to \$338,000	Ranged From \$211,000 to \$310,000	Ranged From \$147,500 to \$312,000	Ranged From \$162,000 to \$266,000	N/A	Ranged From \$122,000 to \$316,000	Ranged From \$172,500 to \$272,500	Ranged From \$175,000 to \$287,000	Ranged From \$144,000 to \$323,500	Ranged From \$175,000 to \$400,000	Ranged From \$227,500 to \$428,000	Ranged From \$255,000 to \$365,000	Ranged From \$240,000 to \$355,000
Percent of All Loans	64.86%	62.82%	45.32%	58.23%	57.19%	63.49%	71.67%	65.68%	49.35%	55.36%	60.69%	51.47%	50.9%
<b>State (Massachusetts)</b>													
Number of Loans	134,379	95,408	75,594	173,521	160,499	127,960	193,356	120,509	44,411	72,796	87,885	50,662	51,731
Median Loan Amount	\$200,000	\$215,000	\$244,000	\$247,000	\$250,000	\$242,000	\$249,000	\$234,000	\$240,000	\$266,000	\$277,000	\$257,000	\$235,000
Percent of All Loans	61.3%	58.67%	59.34%	76.93%	77.06%	74.39%	78.71%	66.67%	42.55%	52.61%	54.53%	40.64%	40.75%
<b>National</b>													
Number of Loans	5,402,695	4,217,202	3,049,768	5,344,270	4,561,438	3,879,718	5,931,851	4,409,997	1,976,160	2,864,840	3,389,661	2,229,581	2,015,587
Median Loan Amount	\$153,000	\$160,000	\$165,000	\$183,000	\$179,000	\$170,000	\$181,000	\$166,000	\$167,000	\$195,000	\$210,000	\$191,000	\$175,000
Percent of All Loans	53.65%	54.47%	54.35%	68.89%	67.64%	65.56%	72%	62.48%	41.62%	47.51%	49.14%	37.93%	35.27%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts

In this area, 18.35% of home purchase loans originated were government-insured.

<b>Government-Insured Purchase</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	3	4	49	74	67	52	47	42	47	75	68	79	40
Median Loan Amount	N/A	N/A	N/A	Ranged From \$211,000 to \$343,000	N/A	N/A	Ranged From \$231,000 to \$434,000	Ranged From \$230,000 to \$434,000	Ranged From \$319,000 to \$479,000	Ranged From \$397,500 to \$517,000	Ranged From \$402,000 to \$584,000	Ranged From \$390,500 to \$619,000	N/A
Percent of All Loans	0.62%	1.38%	22.69%	42.29%	52.34%	46.85%	40.87%	32.81%	30.32%	42.86%	37.36%	34.2%	18.35%
<b>State (Massachusetts)</b>													
Number of Loans	1,579	1,962	10,229	17,000	15,355	12,836	12,269	11,335	11,088	14,449	16,467	15,836	13,796
Median Loan Amount	\$245,000	\$241,000	\$226,000	\$225,500	\$234,000	\$224,000	\$225,000	\$240,000	\$241,000	\$255,000	\$265,000	\$280,000	\$295,000
Percent of All Loans	1.86%	2.92%	19.75%	32.67%	32.14%	29.14%	23.47%	18.82%	18.49%	22.04%	22.47%	21.4%	18.34%
<b>National</b>													
Number of Loans	383,142	393,892	944,990	1,299,854	1,149,391	1,011,164	1,029,647	993,674	1,001,607	1,230,898	1,340,552	1,304,666	1,187,255
Median Loan Amount	\$135,000	\$142,000	\$155,000	\$153,000	\$156,000	\$151,000	\$156,000	\$163,000	\$166,000	\$177,000	\$186,000	\$193,000	\$205,000
Percent of All Loans	8.21%	11.17%	36.88%	53.86%	52.68%	49.62%	44.64%	37.52%	36.13%	38.89%	38.22%	35.76%	32.1%

<b>FHA Purchase Loans</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	3	3	49	73	66	48	44	39	45	72	64	73	37
Median Loan Amount	N/A	N/A	N/A	Ranged From \$211,000 to \$343,000	N/A	N/A	Ranged From \$231,000 to \$434,000	Ranged From \$230,000 to \$434,000	Ranged From \$319,000 to \$524,500	Ranged From \$417,000 to \$517,000	Ranged From \$418,000 to \$584,000	Ranged From \$390,500 to \$617,000	N/A
Percent of All Loans	0.62%	1.03%	22.69%	41.71%	51.56%	43.24%	38.26%	30.47%	29.03%	41.14%	35.16%	31.6%	16.97%
<b>State (Massachusetts)</b>													
Number of Loans	1,156	1,515	9,151	15,220	13,700	10,647	9,521	8,267	7,583	10,897	12,679	11,998	10,606
Median Loan Amount	\$244,000	\$241,000	\$226,000	\$226,000	\$233,000	\$221,000	\$222,000	\$236,000	\$236,000	\$254,000	\$262,000	\$277,000	\$285,000
Percent of All Loans	1.36%	2.25%	17.67%	29.25%	28.68%	24.17%	18.21%	13.73%	12.65%	16.62%	17.3%	16.21%	14.1%
<b>National</b>													
Number of Loans	252,939	258,750	744,966	1,001,937	889,802	717,049	700,939	623,515	584,315	794,990	866,731	811,482	715,060
Median Loan Amount	\$127,000	\$134,000	\$154,000	\$152,000	\$153,000	\$147,000	\$151,000	\$157,000	\$157,000	\$170,000	\$178,000	\$186,000	\$195,000
Percent of All Loans	5.42%	7.34%	29.08%	41.51%	40.78%	35.19%	30.39%	23.54%	21.08%	25.12%	24.71%	22.24%	19.33%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts

## Originations by Income:

### Lending by Borrower Income

8.11% of loans in this area were for borrowers whose income was less than 50% of the Metropolitan Statistical Area's (MSA) Median Family Income in 2018 (<\$53,900 for a family of four), and 25.45% were for borrowers with incomes between 50% and 80% of MSA income (\$53,900 - \$86,240). 32.43% of loans went to borrowers with incomes between 80% and 120% of area income (\$86,240 - \$129,360), and 32.21% went to borrowers with incomes greater than 120% of area income (\$129,360 or greater). MSA Median Family Income \$107,800 in 2018 in this area.

<b>Borrowers &lt;50% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	68	43	30	57	38	37	43	48	34	23	28	27	36
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Ranged From \$86,000 to \$265,000	N/A	Ranged From \$75,500 to \$277,500	Ranged From \$142,500 to \$540,000	N/A	N/A
Percent of All Loans	4.92%	5.51%	7.59%	13.6%	12.71%	12.17%	10.59%	12.87%	11.11%	5.87%	6.05%	5.67%	8.11%
<b>State (Massachusetts)</b>													
Number of Loans	9,781	7,694	7,110	13,296	10,507	10,901	14,759	11,226	5,952	7,640	7,545	7,411	8,989
Median Loan Amount	\$113,000	\$120,000	\$123,000	\$135,000	\$130,000	\$130,000	\$135,000	\$133,000	\$133,000	\$145,000	\$146,000	\$154,000	\$155,000
Percent of All Loans	4.46%	4.73%	5.58%	5.89%	5.04%	6.34%	6.01%	6.21%	5.7%	5.52%	4.68%	5.94%	7.08%
<b>National</b>													
Number of Loans	553,901	409,461	350,484	533,359	461,498	431,542	571,749	483,709	316,871	369,566	361,661	365,169	462,246
Median Loan Amount	\$80,000	\$82,000	\$86,000	\$96,000	\$93,000	\$90,000	\$96,000	\$94,000	\$90,000	\$98,000	\$100,000	\$103,000	\$115,000
Percent of All Loans	5.5%	5.29%	6.25%	6.88%	6.84%	7.29%	6.94%	6.85%	6.67%	6.13%	5.24%	6.21%	8.09%

<b>Borrowers 50%-80% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	251	199	129	135	101	99	135	120	76	83	114	113	113
Median Loan Amount	Ranged From \$150,000 to \$240,000	Ranged From \$189,500 to \$258,500	N/A	Ranged From \$174,000 to \$265,000	N/A	N/A	Ranged From \$178,000 to \$309,000	Ranged From \$144,000 to \$325,000	N/A	Ranged From \$175,000 to \$310,000	N/A	Ranged From \$235,000 to \$364,000	Ranged From \$165,000 to \$370,000
Percent of All Loans	18.15%	25.51%	32.66%	32.22%	33.78%	32.57%	33.25%	32.17%	24.84%	21.17%	24.62%	23.74%	25.45%
<b>State (Massachusetts)</b>													
Number of Loans	40,343	30,840	26,056	43,042	36,572	30,819	44,640	33,337	20,410	26,939	28,321	26,769	28,037
Median Loan Amount	\$172,000	\$178,000	\$181,000	\$185,000	\$185,000	\$185,000	\$191,000	\$186,000	\$191,000	\$208,000	\$212,000	\$224,000	\$225,000
Percent of All Loans	18.4%	18.96%	20.45%	19.08%	17.56%	17.92%	18.17%	18.44%	19.55%	19.47%	17.57%	21.47%	22.09%
<b>National</b>													
Number of Loans	1,718,144	1,346,263	1,062,357	1,393,420	1,173,311	1,015,589	1,368,277	1,200,429	871,133	1,063,612	1,131,985	1,108,133	1,145,976
Median Loan Amount	\$117,000	\$121,000	\$125,000	\$131,000	\$128,000	\$124,000	\$130,000	\$127,000	\$128,000	\$137,000	\$143,000	\$148,000	\$155,000
Percent of All Loans	17.06%	17.39%	18.93%	17.96%	17.4%	17.16%	16.61%	17.01%	18.35%	17.64%	16.41%	18.85%	20.05%



<b>Borrowers 80%-120% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	398	240	140	114	88	99	125	109	101	144	160	176	144
Median Loan Amount	Ranged From \$250,000 to \$364,500	Ranged From \$228,000 to \$313,000	Ranged From \$191,500 to \$285,000	N/A	N/A	N/A	Ranged From \$207,000 to \$326,500	Ranged From \$275,500 to \$363,500	Ranged From \$85,000 to \$407,000	Ranged From \$308,000 to \$449,000	Ranged From \$333,000 to \$521,000	Ranged From \$280,000 to \$504,000	Ranged From \$380,000 to \$465,000
Percent of All Loans	28.78%	30.77%	35.44%	27.21%	29.43%	32.57%	30.79%	29.22%	33.01%	36.73%	34.56%	36.97%	32.43%
<b>State (Massachusetts)</b>													
Number of Loans	66,456	47,848	36,440	60,510	55,121	44,617	65,269	46,938	27,793	36,124	42,450	34,155	34,515
Median Loan Amount	\$224,000	\$227,000	\$238,000	\$236,000	\$236,000	\$234,000	\$240,000	\$234,000	\$247,000	\$265,000	\$268,000	\$280,000	\$285,000
Percent of All Loans	30.32%	29.42%	28.61%	26.83%	26.47%	25.94%	26.57%	25.97%	26.63%	26.11%	26.34%	27.4%	27.19%
<b>National</b>													
Number of Loans	2,537,390	1,943,123	1,456,865	1,834,661	1,579,628	1,338,537	1,873,030	1,623,314	1,145,180	1,425,265	1,614,494	1,495,122	1,470,430
Median Loan Amount	\$152,000	\$155,000	\$162,000	\$167,000	\$163,000	\$157,000	\$165,000	\$161,000	\$167,000	\$180,000	\$188,000	\$193,000	\$195,000
Percent of All Loans	25.2%	25.1%	25.96%	23.65%	23.43%	22.62%	22.74%	23%	24.12%	23.64%	23.41%	25.43%	25.73%

<b>Borrowers &gt; 120% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	546	230	89	74	46	44	83	83	87	103	130	149	143
Median Loan Amount	Ranged From \$348,000 to \$463,000	Ranged From \$272,000 to \$391,000	N/A	N/A	N/A	N/A	N/A	Ranged From \$150,000 to \$401,000	Ranged From \$265,000 to \$424,500	Ranged From \$260,000 to \$482,000	Ranged From \$211,000 to \$521,000	Ranged From \$373,000 to \$636,000	Ranged From \$440,000 to \$665,000
Percent of All Loans	39.48%	29.49%	22.53%	17.66%	15.38%	14.47%	20.44%	22.25%	28.43%	26.28%	28.08%	31.3%	32.21%
<b>State (Massachusetts)</b>													
Number of Loans	88,831	69,598	54,617	98,359	99,624	78,611	112,593	83,733	48,407	61,493	76,706	53,790	53,488
Median Loan Amount	\$295,000	\$301,000	\$320,000	\$305,000	\$310,000	\$317,000	\$315,000	\$320,000	\$353,000	\$369,000	\$368,000	\$392,000	\$395,000
Percent of All Loans	40.52%	42.8%	42.88%	43.61%	47.83%	45.7%	45.84%	46.33%	46.38%	44.44%	47.59%	43.15%	42.14%
<b>National</b>													
Number of Loans	4,648,458	3,707,026	2,491,686	3,287,414	3,078,751	2,657,645	3,753,172	3,236,426	2,183,572	2,712,397	3,241,375	2,661,440	2,503,147
Median Loan Amount	\$240,000	\$233,000	\$232,000	\$237,000	\$235,000	\$232,000	\$239,000	\$238,000	\$257,000	\$273,000	\$280,000	\$284,000	\$285,000
Percent of All Loans	46.16%	47.88%	44.4%	42.38%	45.66%	44.91%	45.56%	45.85%	45.99%	44.98%	46.99%	45.27%	43.8%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts

### Lending by Tract Income

45.72% of loans in this area were in Census Tract(s) with median income(s) of less than 50% of the Metropolitan Statistical Area's (MSA) Median Family Income in 2018 (<\$53,900 for a family of four), and 32.66% were in tract(s) with income(s) between 50% and 80% of MSA income (\$53,900 - \$86,240). 21.62% of loans were in tracts with income(s) between 80% and 120% of area income (\$86,240 - \$129,360), and 0% went to residents in tracts with incomes greater than 120% of area income (\$129,360 or greater). MSA Median Family Income was \$107,800 in 2018 in this area.

<b>Tracts with &lt;50% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	N/A	N/A	N/A	N/A	N/A	N/A	186	177	135	185	223	203	203
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of All Loans	N/A	N/A	N/A	N/A	N/A	N/A	45.81%	47.45%	44.12%	47.19%	48.16%	42.65%	45.72%
<b>State (Massachusetts)</b>													
Number of Loans	6,845	3,920	2,409	2,663	2,238	1,848	4,331	4,234	2,917	4,078	4,675	5,339	5,595
Median Loan Amount	\$205,000	\$199,000	\$180,000	\$193,000	\$196,000	\$207,000	\$208,000	\$204,000	\$210,000	\$231,000	\$243,000	\$239,000	\$255,000
Percent of All Loans	3.12%	2.41%	1.89%	1.18%	1.07%	1.07%	1.76%	2.34%	2.79%	2.95%	2.9%	4.28%	4.41%
<b>National</b>													
Number of Loans	177,064	121,345	65,110	59,220	49,455	41,991	93,962	95,727	70,299	87,365	102,628	118,850	138,134
Median Loan Amount	\$154,000	\$158,000	\$151,000	\$160,000	\$160,000	\$158,000	\$137,000	\$134,000	\$143,000	\$163,000	\$176,000	\$165,000	\$175,000
Percent of All Loans	1.76%	1.57%	1.16%	0.76%	0.73%	0.71%	1.14%	1.36%	1.48%	1.45%	1.49%	2.02%	2.42%

<b>Tracts with 50%-80% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	N/A	N/A	N/A	N/A	N/A	N/A	220	196	171	207	240	161	145
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of All Loans	N/A	N/A	N/A	N/A	N/A	N/A	54.19%	52.55%	55.88%	52.81%	51.84%	33.82%	32.66%
<b>State (Massachusetts)</b>													
Number of Loans	37,628	24,637	16,534	21,487	18,760	15,321	22,997	20,087	12,522	16,243	18,976	18,580	18,240
Median Loan Amount	\$209,000	\$205,000	\$200,000	\$199,000	\$203,000	\$197,000	\$197,000	\$199,000	\$210,000	\$226,000	\$236,000	\$247,000	\$245,000
Percent of All Loans	17.17%	15.15%	12.98%	9.53%	9.01%	8.91%	9.36%	11.11%	12%	11.74%	11.77%	14.9%	14.37%
<b>National</b>													
Number of Loans	1,465,200	1,027,956	625,849	657,447	540,859	467,570	800,892	772,444	557,484	691,045	800,939	819,189	788,376
Median Loan Amount	\$141,000	\$141,000	\$135,000	\$138,000	\$135,000	\$129,000	\$132,000	\$130,000	\$134,000	\$148,000	\$160,000	\$160,000	\$165,000
Percent of All Loans	14.55%	13.28%	11.15%	8.47%	8.02%	7.9%	9.72%	10.94%	11.74%	11.46%	11.61%	13.94%	13.8%

<b>Tracts with 80%-120% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	112	96
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of All Loans	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	0%	0%	0%	23.53%	21.62%
<b>State (Massachusetts)</b>													
Number of Loans	116,802	86,735	66,596	113,591	102,175	83,760	110,054	82,869	48,504	63,996	75,281	54,331	54,812
Median Loan Amount	\$210,000	\$220,000	\$227,000	\$224,000	\$225,000	\$218,000	\$228,000	\$225,000	\$240,000	\$252,000	\$264,000	\$270,000	\$265,000
Percent of All Loans	53.28%	53.34%	52.28%	50.36%	49.06%	48.7%	44.8%	45.85%	46.47%	46.25%	46.71%	43.58%	43.18%
<b>National</b>													
Number of Loans	5,115,284	3,943,334	2,860,741	3,755,576	3,188,528	2,796,896	3,493,352	3,086,745	2,129,487	2,687,030	3,078,174	2,608,256	2,529,172
Median Loan Amount	\$150,000	\$152,000	\$152,000	\$155,000	\$152,000	\$145,000	\$153,000	\$150,000	\$157,000	\$171,000	\$182,000	\$183,000	\$185,000
Percent of All Loans	50.79%	50.93%	50.98%	48.41%	47.28%	47.26%	42.4%	43.73%	44.85%	44.56%	44.63%	44.37%	44.26%

<b>Tracts with &gt; 120% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>													
Number of Loans	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of All Loans	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	0%	0%	0%	0%	0%
<b>State (Massachusetts)</b>													
Number of Loans	56,436	47,175	41,771	87,727	85,041	71,007	108,155	73,507	40,378	54,008	62,212	46,414	48,294
Median Loan Amount	\$271,000	\$290,000	\$304,000	\$295,000	\$300,000	\$300,000	\$300,000	\$300,000	\$332,000	\$347,000	\$351,000	\$359,000	\$345,000
Percent of All Loans	25.75%	29.01%	32.79%	38.89%	40.83%	41.28%	44.03%	40.67%	38.69%	39.03%	38.6%	37.23%	38.04%
<b>National</b>													
Number of Loans	3,222,274	2,586,516	1,996,605	3,186,804	2,915,477	2,573,088	3,811,142	3,077,586	1,974,811	2,548,643	2,901,163	2,323,050	2,258,764
Median Loan Amount	\$207,000	\$214,000	\$216,000	\$219,000	\$217,000	\$212,000	\$224,000	\$223,000	\$236,000	\$250,000	\$261,000	\$264,000	\$255,000
Percent of All Loans	32%	33.41%	35.58%	41.08%	43.24%	43.48%	46.26%	43.6%	41.59%	42.27%	42.06%	39.52%	39.53%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts



## High-Cost Originations:

In PolicyMap, a loan is considered high cost when a rate spread is reported. In the fourth quarter of 2009, HMDA changed its rules for reporting rate spreads in an effort to more accurately capture high-cost lending activity. Therefore, data shown here separates the first three quarters of 2009 from the last quarter of 2009. The 2010 - 2018 data in the table below represents the rate spread rule change implemented in 2009Q4. Change calculations between 2018 and years previous to 2010 should not be made due to the adjusted reporting rules implemented beginning in the fourth quarter of 2009.

For 2004-2009Q3, the rate spread on a loan was the difference between the Annual Percentage Rate (APR) on the loan and the treasury security yields as of the date of the loan's origination. Rate spreads were only reported by financial institutions if the APR was three or more percentage points higher for a first lien loan, or five or more percentage points higher for a second lien loan. A rate spread of three or more suggested that a loan was of notably higher cost than a typical loan.

For 2009Q4 and 2010 - 2018, the rate spread on a loan is the difference between the Annual Percentage Rate (APR) on the loan and the estimated average prime offer rate (APOR). Rate spreads are only reported by financial institutions if the APR is more than 1.5 percentage points higher for a first lien loan, or more than 3.5 percentage points higher for a second lien loan.

### High-Cost Lending

2.93% of loans originated in this area were high-cost loans in 2018, compared to 3.78% of loans in Massachusetts.

High-Cost Loans	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>CODMAN SQUARE SERVICE AREA</b>														
Number of Loans	669	234	38	31	0	3	4	3	9	19	16	6	9	2.93%
Median Loan Amount	Ranged From \$300,000 to \$412,000	Ranged From \$250,000 to \$310,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of All Loans	48.37%	30%	9.62%	8.31%	0%	1%	1.32%	0.74%	2.41%	6.21%	4.08%	1.3%	1.89%	2.93%
<b>State (Massachusetts)</b>														
Number of Loans	49,728	19,398	5,537	3,718	147	1,023	1,034	1,197	2,184	2,971	1,798	2,217	2,352	4,000
Median Loan Amount	\$232,000	\$225,000	\$192,000	\$210,000	\$187,000	\$175,000	\$195,000	\$185,000	\$206,000	\$216,000	\$220,000	\$232,000	\$238,000	\$225,000
Percent of All Loans	22.69%	11.93%	4.35%	1.87%	0.56%	0.49%	0.6%	0.49%	1.21%	2.85%	1.3%	1.38%	1.89%	3.78%
<b>National</b>														
Number of Loans	2,827,156	1,364,023	556,800	311,065	23,951	145,203	163,776	171,247	278,938	384,126	313,732	339,072	370,162	529,000
Median Loan Amount	\$152,000	\$144,000	\$107,000	\$103,000	\$81,000	\$88,000	\$99,000	\$100,000	\$126,000	\$139,000	\$137,000	\$147,000	\$160,000	\$155,000
Percent of All Loans	28.07%	17.62%	9.92%	4.53%	2.67%	2.15%	2.77%	2.08%	3.95%	8.09%	5.2%	4.92%	6.3%	9.2%

### High-Cost Lending by Loan Type

High-Cost Loans	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Purchase</b>														
Number of Loans	299	113	21	18	0	1	0	1	8	16	13	6	7	5
Median Loan Amount	Ranged From \$290,000 to \$461,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Purchase Loans	61.52%	38.97%	9.72%	11.69%	0%	0.78%	0%	0.87%	6.25%	10.32%	7.43%	3.3%	3.03%	2.29%
<b>Refinance</b>														
Number of Loans	370	121	17	13	0	2	4	2	1	3	3	0	2	8
Median Loan Amount	Ranged From \$266,000 to \$416,000	Ranged From \$182,500 to \$380,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Refinance Loans	41.25%	24.69%	9.5%	5.94%	0%	1.17%	2.07%	0.69%	0.41%	1.99%	1.38%	0%	0.82%	3.54%



### High-Cost Lending by Race

Looking across high-cost loans originated in 2018 in this area, **23.08%** were to Whites, **69.23%** were to African Americans, **0%** were to Asians, and **0%** were to Hispanics.

High-Cost	2006	2007	2008	2009Q1 - 2009Q3	2009Q4	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Loans to Whites</b>														
Number of Loans	150	61	10	8	0	0	3	0	2	3	4	1	3	3
Median Loan Amount	Ranged From \$250,000 to \$503,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Whites	46.15%	30.65%	10.53%	7.92%	0%	0%	3.53%	0%	1.64%	2.8%	3.08%	0.7%	2.14%	2.13%
Percent of High-Cost Loans	22.42%	26.07%	26.32%	25.81%	0%	0%	75%	0%	22.22%	15.79%	25%	16.67%	33.33%	23.08%
<b>Loans to African Americans</b>														
Number of Loans	379	129	25	16	0	3	1	3	6	13	8	5	5	9
Median Loan Amount	Ranged From \$299,000 to \$391,000	Ranged From \$167,500 to \$326,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to African Americans	48.9%	29.52%	12.56%	9.04%	0%	2.44%	0.7%	1.73%	3.49%	10.48%	4.65%	2.59%	2.24%	5.29%
Percent of High-Cost Loans	56.65%	55.13%	65.79%	51.61%	0%	100%	25%	100%	66.67%	68.42%	50%	83.33%	55.56%	69.23%
<b>Loans to Asians</b>														
Number of Loans	6	3	1	4	N/A	0	0	0	0	0	2	0	0	0
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Asians	15.79%	17.65%	2.44%	8.7%	N/A	0%	0%	0%	0%	0%	5.56%	0%	0%	0%
Percent of High-Cost Loans	0.9%	1.28%	2.63%	12.9%	N/A	0%	0%	0%	0%	0%	12.5%	0%	0%	0%
<b>Loans to Hispanics</b>														
Number of Loans	78	27	0	5	0	0	0	0	2	0	4	1	2	0
Median Loan Amount	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Hispanics	57.78%	35.53%	0%	18.52%	0%	0%	0%	0%	4.55%	0%	10%	2.17%	4.17%	0%
Percent of High-Cost Loans	11.66%	11.54%	0%	16.13%	0%	0%	0%	0%	22.22%	0%	25%	16.67%	22.22%	0%
<b>Loans to Nonhispanics</b>														
Number of Loans	483	171	36	24	0	3	4	3	6	16	10	5	7	12
Median Loan Amount	Ranged From \$292,500 to \$433,000	Ranged From \$213,500 to \$360,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans to Nonhispanics	46.18%	28.79%	11.61%	8.03%	0%	1.28%	1.67%	0.94%	2.03%	7.11%	3.34%	1.46%	1.97%	3.58%
Percent of High-Cost Loans	72.2%	73.08%	94.74%	77.42%	0%	100%	100%	100%	66.67%	84.21%	62.5%	83.33%	77.78%	92.31%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data for PolicyMap and FFIEC Contains: 11 Census Tracts

2012 - 2018 Data for PolicyMap and FFIEC Contains: 11 Census Tracts



Number of Loans	541,967	268,361	135,900	69,407	5,076	26,950	33,992	36,846	72,387	109,492	90,232	92,767	101,929	139,000
Median Loan Amount	\$111,000	\$105,000	\$89,000	\$88,000	\$69,000	\$73,000	\$85,000	\$85,000	\$110,000	\$120,000	\$121,000	\$123,000	\$133,000	\$135,000
Percent of Loans with Borrower Inc 50% - 80% MSA Median	31.54%	19.93%	12.79%	5.65%	3.09%	2.3%	3.35%	2.69%	6.03%	12.57%	8.48%	8.2%	9.2%	12.14%



<b>High-Cost Loans to Borrowers w/ 80%-120% of MSA Median</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009Q1 - 2009Q3</b>	<b>2009Q4</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>														
Number of Loans	199	72	19	10	0	1	0	1	5	8	6	3	2	
Median Loan Amount	Ranged From \$249,000 to \$379,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans with Borrower Inc 80% - 120% MSA Median	50%	30%	13.57%	8.77%	0%	1.14%	0%	0.8%	4.59%	7.92%	4.17%	1.88%	1.14%	4.17%
<b>State (Massachusetts)</b>														
Number of Loans	17,034	6,368	1,697	931	27	183	212	264	614	955	545	738	819	1,600
Median Loan Amount	\$240,000	\$225,000	\$207,000	\$221,000	\$217,000	\$196,000	\$206,000	\$204,500	\$228,000	\$234,000	\$231,000	\$243,000	\$254,000	\$255,000
Percent of Loans with Borrower Inc 80% - 120% MSA Median	25.63%	13.31%	4.66%	1.74%	0.39%	0.33%	0.48%	0.4%	1.31%	3.44%	1.51%	1.74%	2.4%	4.73%
<b>National</b>														
Number of Loans	759,974	360,189	150,771	72,872	4,823	26,812	32,606	36,020	70,375	105,580	85,218	97,228	113,359	155,600
Median Loan Amount	\$150,000	\$140,000	\$116,000	\$108,000	\$80,000	\$87,000	\$102,000	\$104,000	\$137,000	\$152,000	\$153,000	\$161,000	\$172,000	\$175,000
Percent of Loans with Borrower Inc 80% - 120% MSA Median	29.95%	18.54%	10.35%	4.47%	2.38%	1.7%	2.44%	1.92%	4.34%	9.22%	5.98%	6.02%	7.58%	10.59%

<b>High-Cost Loans to Borrowers w/ &gt; 120% of MSA Median Income</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009Q1 - 2009Q3</b>	<b>2009Q4</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
<b>CODMAN SQUARE SERVICE AREA</b>														
Number of Loans	333	95	6	4	0	0	1	0	2	9	5	3	6	
Median Loan Amount	Ranged From \$401,000 to \$469,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Loans with Borrower Inc > 120% MSA Median	60.99%	41.3%	6.74%	5.41%	0%	0%	2.27%	0%	2.41%	10.34%	4.85%	2.31%	4.03%	2.7%
<b>State (Massachusetts)</b>														
Number of Loans	17,748	6,830	1,681	958	45	274	267	304	591	715	468	650	609	1,400
Median Loan Amount	\$313,000	\$306,000	\$291,000	\$276,000	\$397,000	\$314,500	\$298,000	\$281,500	\$285,000	\$290,000	\$308,000	\$314,000	\$308,000	\$255,000
Percent of Loans with Borrower Inc > 120% MSA Median	19.98%	9.81%	3.08%	1.1%	0.4%	0.28%	0.34%	0.27%	0.71%	1.48%	0.76%	0.85%	1.13%	2.7%
<b>National</b>														
Number of Loans	1,166,227	567,319	192,233	99,584	7,012	43,478	49,046	55,224	84,821	110,460	82,343	100,344	112,185	172,500

Median Loan Amount	\$247,000	\$221,000	\$156,000	\$133,000	\$106,000	\$116,000	\$138,000	\$137,000	\$175,000	\$197,000	\$197,000	\$211,000	\$226,000	\$205,000
Percent of Loans with Borrower Inc > 120% MSA Median	25.09%	15.3%	7.71%	3.39%	2.03%	1.41%	1.85%	1.47%	2.62%	5.06%	3.04%	3.1%	4.22%	6.8%

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts









<b>Piggyback Loans</b>															
Number of Loans	160	24	0	4*	N/A	0	0	0	0	0	0	0	0	0	0
Median Loan Amount	N/A	N/A	N/A	N/A*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Percent of Piggyback Loans	74.42%	42.86%	0%	9.09%*	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Prime Piggyback Loans</b>															
Number of Loans	55	32	34	40*	5	24	20	15	18	5	0	1	2	3	
Median Loan Amount	N/A	N/A	N/A	N/A*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Percent of Piggyback Loans	25.58%	57.14%	100%	90.91%*	100%	100%	100%	100%	100%	100%	0%	100%	100%	100%	

\*Indicates data for 2009Q1 - 2009Q3 only.

Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts



Source: [PolicyMap and FFIEC](#)

Data aggregated by:

2006 - 2011 Data Contains: 11 Census Tracts

2012 - 2018 Data Contains: 11 Census Tracts

## Endnotes:

PolicyMap derived all data provided in this report from a public database of lending activity, collected by the FFIEC and mandated by the Home Mortgage Disclosure Act (HMDA) of 1975. HMDA requires most mortgage lenders located in metropolitan areas to collect data about their housing-related lending activity, report the data annually to the government, and make the data publicly available.

Data in this report include originated loans made for the purchase and refinance of owner-occupied, one-to-four family dwellings, or, where specified, for the purchase or refinance of manufactured housing. When performing aggregations and calculations on the HMDA data, medians were not calculated and percents were not computed where the count of loan events of that type or the denominator of the calculation was less than five. These places are identified on the map as having Insufficient Data. If a cell in a table contains N/A, the data are not available or have been suppressed according to these rules.

Depending on the size of the area selected for this report, the above values capture data for the census tracts, counties, etc, in which at least 50% of their areas are contained. For custom areas, such as radii, custom regions, school districts, and political districts, the HMDA data in this report was calculated by summing the following component Census Tracts in 2000 for years 2004-2011: **25025100500, 25025100100, 25025100400, 25025092400, 25025092200, 25025092000, 25025100300, 25025091900, 25025090100, 25025100200, 25025092300**; Census Tracts in 2010 for 2012-2018: **25025100100, 25025100500, 25025100400, 25025092400, 25025092200, 25025100300, 25025092000, 25025091900, 25025090100, 25025100200, 25025092300**. For more information on HMDA data in PolicyMap, see the related entries for HMDA (Home Mortgage Disclosure Act) in our [Data Directory](#).

Two changes implemented in the processing of the 2009 HMDA data include: 1. Separation of 2009Q1-2009Q3 from 2009Q4 lending data concerning rate spread reporting (high-cost and prime loans), and 2. Suppression of median home loan amounts for manufactured home loans. The separation of data for the first three quarters of 2009 from the last quarter for loans with or specifically without rate spreads is due to the fact that HMDA changed its rules for reporting rate spreads in the fourth quarter of 2009 in an effort to more accurately capture the current high-cost lending activity. The suppression of median home loan amounts for manufactured homes is due to the high incidence of error notations in the manufactured home loan data in 2009. In the 2010-2018 data, all information regarding loans with or specifically without rate spreads is reported according to the 2009Q4 reporting rules. Because of the relative lack of error notations in the manufactured home loan data in 2010 and 2011, median manufactured home loans were only suppressed in cases where the count of loan events of that type or the denominator of the calculation was less than five.

Further description of the source of the data and the terms used in the report can be found in the [Data Directory](#), or from HMDA at <http://www.ffiec.gov/hmda/>. For more information on Home Mortgage data from the FFIEC, go to <https://www.consumerfinance.gov/about-us/newsroom/ffiec-announces-availability-2018-data-mortgage-lending/>.

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Home Mortgage Report by Custom Region: CODMAN SQUARE SERVICE AREA for area in **Suffolk** County  
04/15/2020  
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