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# EXTRA CENSUS BULLETIN.

No. 31.

WASHINGTON, D. C.

February 25, 1893.

## STATISTICS OF FARMS, HOMES, AND MORTGAGES.

### OWNERSHIP AND DEBT IN MASSACHUSETTS.

DEPARTMENT OF THE INTERIOR.

CENSUS OFFICE,

WASHINGTON, D. C., February 17, 1893.

SIR :

The leading results of the investigation of farm and home proprietorship in Massachusetts are contained in this bulletin. In regard to farms, the conclusion is that 15.06 per cent of the farm families hire and 84.94 per cent own the farms cultivated by them ; that 30.46 per cent of the farm owning families own subject to incumbrance and 69.54 per cent own free of incumbrance. Among 100 farm families, 15 hire their farms, 26 own with incumbrance and 59 without incumbrance. On the owned farms of this state there are liens amounting to \$11,831,941, which is 41.88 per cent of their value, and this debt bears interest at the average rate of 5.58 per cent, making the average annual interest charge \$74 to each family. Each owned and incumbered farm, on the average, is worth \$3,158 and is subject to a debt of \$1,323.

The corresponding facts for homes are that 67.28 per cent of the home families hire and 32.72 per cent own their homes ; that, of the home owning families, 60.67 per cent own free of incumbrance and 39.33 per cent with incumbrance. In 100 home families, on the average, 67 hire their homes, 13 own with incumbrance and 20 without incumbrance. The debt on owned homes aggregates \$102,948,196, or 45.03 per cent of their value, and bears interest at the average rate of 5.48 per cent, so that the annual amount of interest to each home averages \$98. An average debt of \$1,797 incumbers each home, which has the average value of \$3,990.

There are 46 cities and towns in the state having a population of 8,000 to 100,000, and in them 68.75 per cent of the home families hire and 31.25 per cent own their homes, and of the home owning families 44.29 per cent own with incumbrance and 55.71 per cent own free of incumbrance. In 100 home families, on the average, are found 69 that hire their homes, 14 that own with incumbrance and 17 that own without incumbrance. The liens on the owned homes are 44.52 per cent of the value of those subject to lien. Several averages show that the rate of interest is 5.52 per cent ; value of each owned and incumbered home, \$4,167 ; lien on the same, \$1,855, and yearly interest charge on each home, \$102.

In Boston, which is the only city in the state having a population of more than 100,000 people, 81.57 per cent of the home families hire and 18.43 per cent own their homes ; 38.82 per cent of the home owning families have incumbrance on their homes and 61.18 per cent own and occupy homes free of incumbrance. Among 100 home families, on the average, 82 hire, 7 own with incumbrance and 11 without incumbrance. Averages for each owned and incumbered home : incumbrance, \$3,386 ; value, \$7,026 ; interest charge for one year, \$174 ; rate of interest, 5.14 per cent. Homes are incumbered for 48.18 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 78.40 per cent of the farm families to incur 79.07 per cent of the farm debt, and 82.81 per cent of the home families to incur 81.50 per cent of the home debt.

Very respectfully,

ROBERT P. PORTER,

*Superintendent of Census.*

The SECRETARY OF THE INTERIOR.

C. O. P.—3,500





# STATISTICS OF FARMS, HOMES, AND MORTGAGES.

## OWNERSHIP AND DEBT IN MASSACHUSETTS.

BY GEORGE K. HOLMES AND JOHN S. LORD.

Selections from the results of the investigation of farm and home proprietorship and indebtedness in Massachusetts are presented in this bulletin. Every family in the state is regarded as occupying a farm or a home not on a farm, and as hiring such farm or home, or owning it free of incumbrance, or owning it subject to incumbrance. In the class last named, and in no other, account has been taken of the incumbrance, its rate of interest and object, and the value of the farm or home.

No state in the union could be selected that would be more interesting than this one in regard to the ownership of land. With 278 people to the square mile of land surface, it has a denser population than any other state, except Rhode Island, and in this respect exceeds most of the countries of the world. It stands high in the development of trade and industry, and it is one of the older and wealthier states of the union. Entails were practically abolished about 100 years ago, and for more than a generation married women have been permitted to own land as freely as men have been.

**HABITATION PROPRIETORSHIP.**—Among the 479,790 families of the state there are 304,737, or 63.51 per cent of the total, which hire their farms and homes, and 175,053, or 36.49 per cent, which own them. Of the families which own, 66,249, or 37.85 per cent, have farm or home incumbrance, and 108,804, or 62.15 per cent, are free of incumbrance. In 100 families, on the average, 63.51 hire their farms and homes, 13.81 own with incumbrance and 22.68 own without incumbrance.

**FARM PROPRIETORSHIP.**—There are 34,576 farm families in Massachusetts, which is 7.21 per cent of the total number of families. Of these, 29,370, or 84.94 per cent, own and 5,206, or 15.06 per cent, hire the farms cultivated by them; while of the owning families, 8,945, or 30.46 per cent, have incumbrance on their farms and 20,425, or 69.54 per cent, have no incumbrance. The average 100 farm families are composed of 15.06 that hire, 25.87 that own with incumbrance and 59.07 that own without incumbrance. Details for the counties are in Table 1.

The following table shows an apparent increase in farm tenancy from 8.18 per cent in 1880 to 15.06 per cent in 1890. The sources of the statistics for 1880 and 1890 are not the same, since the figures for 1880 represent farms and those for 1890 farm families, and any conclusions drawn from a comparison of these 2 years in this table may be somewhat erroneous.

In the Massachusetts census of 1885 the farms numbered 45,010, of which 91.28 per cent was cultivated by owners (including 972 farms whose proprietorship was not reported) and 8.72 was hired. The Massachusetts bureau of statistics of labor, by which that census was conducted, treated the 972 farms as owned; but in the experience of this office these farms, having no reports, would be almost entirely hired farms, and, if these 972 farms are considered to have been hired farms, the percentages of farm tenancy in Massachusetts at 3 dates stand thus:

|                                  | PER CENT. |
|----------------------------------|-----------|
| 1880.....                        | 8.18      |
| 1885.....                        | 10.88     |
| 1890 (farm hiring families)..... | 15.06     |

The total farm acreage was distributed in the proportion of 92.54 per cent to owned farms and 7.66 per cent to hired farms; 90.45 per cent of the total value of farm land is included in the owned farms and 9.55 per cent in the hired farms.

In 1885 the state census found that the average owned farm had 87.62 acres and was worth \$2,437; hired farm, 76.07 acres and was worth \$2,692.

## FARMS, HOMES, AND MORTGAGES.

## FARM PROPRIETORSHIP, 1880 AND 1890, BY COUNTIES.

| COUNTIES.       | Number of owned farms, 1880. | Number of farm owning families, 1890. | Number of hired farms, 1880. | Number of farm hiring families, 1890. | Percentage of owned farms, 1880. | Percentage of farm owning families, 1890. | Percentage of hired farms, 1880. | Percentage of farm hiring families, 1890. |
|-----------------|------------------------------|---------------------------------------|------------------------------|---------------------------------------|----------------------------------|---|----------------------------------|---|
| The State.....  | 35,266                       | 29,370                                | 3,140                        | 5,206                                 | 91.82                            | 84.94                                     | 8.18                             | 15.06                                     |
| Barnstable..... | 929                          | 677                                   | 50                           | 56                                    | 94.89                            | 92.36                                     | 5.11                             | 7.64                                      |
| Berkshire.....  | 3,205                        | 2,775                                 | 516                          | 648                                   | 85.44                            | 81.07                                     | 14.56                            | 18.93                                     |
| Bristol.....    | 2,495                        | 2,706                                 | 235                          | 687                                   | 91.39                            | 79.75                                     | 8.61                             | 20.25                                     |
| Dukes.....      | 239                          | 227                                   | 31                           | 25                                    | 88.52                            | 90.08                                     | 11.48                            | 9.92                                      |
| Essex.....      | 2,561                        | 2,059                                 | 286                          | 429                                   | 89.95                            | 82.76                                     | 10.05                            | 17.24                                     |
| Franklin.....   | 3,046                        | 2,685                                 | 238                          | 326                                   | 92.75                            | 89.17                                     | 7.25                             | 10.83                                     |
| Hampden.....    | 2,805                        | 2,232                                 | 254                          | 373                                   | 91.70                            | 85.68                                     | 8.30                             | 14.32                                     |
| Hampshire.....  | 2,936                        | 2,625                                 | 177                          | 377                                   | 94.31                            | 87.44                                     | 5.69                             | 12.56                                     |
| Middlesex.....  | 4,702                        | 3,862                                 | 390                          | 678                                   | 92.34                            | 85.07                                     | 7.66                             | 14.93                                     |
| Nantucket.....  | 85                           | 35                                    | 2                            | 11                                    | 97.70                            | 76.09                                     | 2.30                             | 23.91                                     |
| Norfolk.....    | 1,744                        | 1,528                                 | 137                          | 290                                   | 92.72                            | 84.05                                     | 7.28                             | 15.95                                     |
| Plymouth.....   | 2,874                        | 1,851                                 | 138                          | 210                                   | 95.42                            | 89.81                                     | 4.58                             | 10.19                                     |
| Suffolk.....    | 78                           | 56                                    | 19                           | 66                                    | 80.41                            | 45.90                                     | 19.59                            | 54.10                                     |
| Worcester.....  | 7,567                        | 6,052                                 | 637                          | 1,030                                 | 92.24                            | 85.46                                     | 7.76                             | 14.54                                     |

HOME PROPRIETORSHIP.—The 445,214 home families are 92.79 per cent of the families of the state, and are divided into the several classes as follows: hiring families, 299,531, or 67.28 per cent of the total number of home families; owning families, 145,683, or 32.72 per cent; families owning free of incumbrance, 88,379, or 60.67 per cent of the total number owning; families owning subject to incumbrance, 57,304, or 39.33 per cent of the owning families. Of 100 home families, on the average, 67.28 hire their homes, 12.87 own with incumbrance and 19.85 own without incumbrance. Table 2 shows details for the counties.

City homes are both hired and incumbered in a greater degree than is found outside of cities. In the 46 cities and towns of the state having a population of 8,000 to 100,000 there are 231,213 home families, of which 158,960, or 68.75 per cent, hire and 72,253, or 31.25 per cent, own their homes. Homes subject to incumbrance are occupied by 32,002 owning families, or 44.29 per cent of the total owning families, and 40,251 families, or 55.71 per cent of the owning families, have no home incumbrance. In 100 of these city home families, on the average, 68.75 hire their homes, 13.84 own with incumbrance and 17.41 own without incumbrance. The home proprietorship of these cities and towns will be found in Table 3. In Holyoke 83.84 per cent of the home families hire their homes, and this is the largest percentage found among the 46 cities and towns. Fall River comes next, with 82.95 per cent. The smallest percentage is 48.25 for Weymouth, and next to this is 48.85 for Melrose.

In Table 4 the home proprietorship of Boston is exhibited by wards. This city has a population of 448,477 and is the only one having a population greater than 100,000. Of the 89,613 home families of this city, 73,101, or 81.57 per cent, hire their homes and 16,512, or 18.43 per cent, own their homes. Of the owning families, 10,102, or 61.18 per cent, have no incumbrance on their homes and 6,410, or 38.82 per cent, own subject to incumbrance. Among 100 families, on the average, 81.57 hire their homes, 11.27 own free of incumbrance and 7.16 own with incumbrance. The smallest degree of home owning is found in ward 12, where 3.02 families in 100 own their homes, and the highest is found in ward 23, where the owning families are 37.10 in 100. In 1845, in a census ordered by the city council of Boston, it was ascertained that 4,465 families of the 19,175 families of the city owned their homes and that 14,710 families hired them. This permits the following comparison: percentage of home hiring families in Boston in 1845, 76.71; in 1890, 81.57.

In the state, outside of the 47 cities and towns referred to, 54.24 per cent of the home families hire and 45.76 per cent own their homes, 33.19 per cent of the home owning families own with incumbrance and 66.81 per cent without incumbrance; while among 100 home families, on the average, 54.24 hire their homes, 15.19 own subject to incumbrance and 30.57 own free of incumbrance.

VALUE AND INCUMBRANCE.—Liens amounting to \$114,780,137 incumber the 66,249 owned farms and homes of the state that are subject to incumbrance, \$11,831,941 of which is on 8,945 farms and \$102,948,196 on 57,304 homes. The value of the incumbered farms and homes is \$256,894,465; farms, \$28,249,173; homes, \$228,645,292. Ratios of debt to value: farms and homes, 44.68 per cent; farms, 41.88 per cent; homes, 45.03 per cent. The county figures for value and incumbrance are in Table 5, the figures for the homes of the 46 cities and towns in Table 6, and for Boston in Table 7.

A debt of \$59,367,910 incumbers 32,002 owned homes of the 46 cities and towns containing a population of 8,000 to 100,000, and these incumbered homes are worth \$133,344,973, so that the debt is 44.52 per cent of the value. The 6,410 owned and incumbered homes of Boston are worth \$45,039,557 and are incumbered with a debt of

\$21,701,505, or to the extent of 48.18 per cent of their value. The debt incumbering the owned homes in the state outside of the 47 cities and towns is 43.53 per cent of the value of the homes subject to the incumbrance.

CLASSIFICATION OF AMOUNTS OF VALUE AND INCUMBRANCE.—In the two following tables percentages represent various classes of farm and home values and incumbrances, and the numbers from which these percentages are derived are in Tables 8 and 9. It is to be remembered that these tables are confined to farms and homes occupied by owners and incumbered and to the occupying families.

PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES, AND OF THE VALUE THEREOF AND OF THE INCUMBRANCE THEREON, BY CLASSIFICATION OF AMOUNTS OF VALUE AND OF INCUMBRANCE, FOR THE STATE.

| CLASSIFICATION OF AMOUNTS.      | FOR FARMS.              |             |                         |             | FOR HOMES.              |             |                         |             |
|---------------------------------|-------------------------|-------------|-------------------------|-------------|-------------------------|-------------|-------------------------|-------------|
|                                 | For value.              |             | For incumbrance.        |             | For value.              |             | For incumbrance.        |             |
|                                 | For number of families. | For amount. | For number of families. | For amount. | For number of families. | For amount. | For number of families. | For amount. |
| Under \$500.....                | 1.82                    | 0.20        | 25.19                   | 5.37        | 1.18                    | 0.10        | 17.24                   | 2.66        |
| Under \$1,000.....              | 11.70                   | 2.42        | 52.92                   | 19.60       | 7.82                    | 1.29        | 40.50                   | 11.59       |
| \$500 and under \$1,000.....    | 9.88                    | 2.22        | 27.73                   | 14.23       | 6.64                    | 1.19        | 23.26                   | 8.83        |
| \$1,000 and under \$2,500.....  | 39.36                   | 19.45       | 33.68                   | 38.04       | 35.22                   | 14.27       | 38.81                   | 32.53       |
| \$2,500 and under \$5,000.....  | 31.57                   | 32.49       | 10.42                   | 25.52       | 33.66                   | 27.97       | 14.97                   | 27.11       |
| \$5,000 and under \$10,000..... | 13.38                   | 26.13       | 2.55                    | 11.74       | 16.44                   | 26.34       | 4.91                    | 17.09       |
| \$5,000 and over.....           | 17.37                   | 45.64       | 2.98                    | 16.84       | 23.30                   | 56.47       | 6.22                    | 28.77       |
| \$10,000 and over.....          | 3.99                    | 19.51       | 0.43                    | 5.10        | 6.86                    | 30.13       | 1.31                    | 11.68       |
| \$25,000 and over.....          | 0.35                    | 4.72        | 0.04                    | 1.09        | 1.05                    | 10.77       | 0.13                    | 2.82        |

PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED HOMES, AND OF THE VALUE THEREOF AND OF THE INCUMBRANCE THEREON, BY CLASSIFICATION OF AMOUNTS OF VALUE AND OF INCUMBRANCE, FOR CITIES AND TOWNS OF 8,000 TO 100,000 PEOPLE AND FOR BOSTON.

| CLASSIFICATION OF AMOUNTS.      | FOR CITIES AND TOWNS OF 8,000 TO 100,000 PEOPLE. |             |                         |             | FOR BOSTON.             |             |                         |             |
|---------------------------------|--|-------------|-------------------------|-------------|-------------------------|-------------|-------------------------|-------------|
|                                 | For value.                                       |             | For incumbrance.        |             | For value.              |             | For incumbrance.        |             |
|                                 | For number of families.                          | For amount. | For number of families. | For amount. | For number of families. | For amount. | For number of families. | For amount. |
| Under \$500.....                | 0.45   | 0.04        | 13.06                   | 2.02        | 0.09                    | .....       | 4.99                    | 0.44        |
| Under \$1,000.....              | 4.12   | 0.69        | 34.78                   | 10.20       | 1.29                    | 0.13        | 16.08                   | 2.64        |
| \$500 and under \$1,000.....    | 3.67   | 0.65        | 21.72                   | 8.18        | 1.20                    | 0.13        | 11.09                   | 2.20        |
| \$1,000 and under \$2,500.....  | 33.04  | 13.23       | 42.55                   | 35.37       | 14.00                   | 3.48        | 36.19                   | 17.28       |
| \$2,500 and under \$5,000.....  | 37.57  | 30.00       | 16.74                   | 29.34       | 36.05                   | 17.98       | 28.38                   | 27.77       |
| \$5,000 and under \$10,000..... | 18.36  | 28.12       | 4.88                    | 16.42       | 30.28                   | 28.43       | 14.20                   | 26.56       |
| \$5,000 and over.....           | 25.27  | 56.08       | 5.93                    | 25.09       | 48.66                   | 78.41       | 19.35                   | 52.31       |
| \$10,000 and over.....          | 6.91   | 27.96       | 1.05                    | 8.67        | 18.38                   | 49.98       | 5.15                    | 25.75       |
| \$25,000 and over.....          | 0.94   | 8.92        | 0.09                    | 1.87        | 3.46                    | 21.40       | 0.64                    | 7.43        |

In looking for the most prominent class in each column in the state table, it appears that 39.36 per cent of the farm debtor families own incumbered farms worth \$1,000 and under \$2,500, and that 45.64 per cent of the total farm values is in farms worth \$5,000 and over. The farms having an incumbrance of less than \$1,000 each are owned by 52.92 per cent of the farm debtor families; while farms worth \$1,000 and under \$2,500 carry 38.04 per cent of the total farm debt.

Home values are more prominent in the class of those worth \$1,000 and less than \$2,500, which are owned by 35.22 per cent of the home debtor families, and in the class of \$5,000 and over, whose homes are worth 56.47 per cent of the value of all owned and incumbered homes. Upon turning to incumbrance, it will be noticed that 40.50 per cent of the home debtor families own homes each with an incumbrance of less than \$1,000, and that 32.53 per cent of the total home debt rests on homes each of which is incumbered for \$1,000 and less than \$2,500.



The owned and incumbered homes of the 46 cities and towns that are worth \$2,500 and under \$5,000 are owned by 37.57 per cent of the home debtor families, and the homes worth \$5,000 and over constitute 56.08 per cent of the value of all homes; incumbrances of \$1,000 and less than \$2,500 are carried by 42.55 per cent of the home debtor families and the total amount of the incumbrances in the same class is 35.37 per cent of the total amount.

In Boston incumbered homes worth \$5,000 and over are owned by 48.66 per cent of the home debtor families, and the homes in this class are worth 78.41 per cent of the value of all owned and incumbered homes. Incumbrances of \$1,000 and under \$2,500 are on homes owned by 36.19 per cent of the home debtor families, and 52.31 per cent of the home debt is on homes that are each incumbered for \$5,000 and over.

AVERAGE VALUES AND INCUMBRANCES.—Tables 11, 12, and 13 show that the average owned and incumbered farm of the state is worth \$3,158; home, \$3,990; of each home in the 46 cities and towns, \$4,167; of each owned and incumbered home in Boston, \$7,026.

The average farm incumbrance for the state is \$1,323; home, \$1,797; home incumbrance in the 46 cities and towns, \$1,855; in Boston, \$3,386.

Suffolk county has homes of the highest average value, namely, \$6,586; and the least average value, \$1,568, is in Barnstable county. In the state outside of the 47 cities and towns the average home value is \$2,660; incumbrance, \$1,158. As before stated, all values are confined to incumbered farms and homes occupied by owners.

INTEREST RATES.—The chief rate of interest in this state is 6 per cent; this rate is paid on 48.98 per cent of the farm incumbrance by 56.09 per cent of the farm debtor families; on 38.88 per cent of the home incumbrance by 55.17 per cent of the home debtor families; in the 46 cities and towns, on 38.33 per cent of the home incumbrance by 51.91 per cent of the families occupying owned and incumbered homes, and in Boston on 20.35 per cent of the home debt by 34.41 per cent of the home debtor families. These percentages are contained in the following table and the facts from which they were computed are exhibited in Table 10.

PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST.

| RATES OF INTEREST.             | THE STATE.              |             |                         |             | FOR HOMES IN CITIES AND TOWNS OF \$5,000 TO 100,000 PEOPLE. |             | FOR HOMES IN BOSTON.    |             |
|--------------------------------|-------------------------|-------------|-------------------------|-------------|---|-------------|-------------------------|-------------|
|                                | For farms.              |             | For homes.              |             | For number of families.                                     | For amount. | For number of families. | For amount. |
|                                | For number of families. | For amount. | For number of families. | For amount. |   |             |                         |             |
| Under 6 per cent.....          | 39.03                   | 47.63       | 37.97                   | 56.87       | 41.32   | 57.29       | 60.83                   | 76.86       |
| 6 per cent.....                | 56.09                   | 48.98       | 55.17                   | 38.88       | 51.91   | 38.33       | 34.41                   | 20.35       |
| 7 per cent.....                | 2.76                    | 1.43        | 3.30                    | 1.51        | 2.88  | 1.52        | 1.78                    | 0.68        |
| 8 per cent.....                | 0.31                    | 0.17        | 0.47                    | 0.17        | 0.48  | 0.19        | 0.19                    | 0.07        |
| 6 to 8 per cent, inclusive.... | 60.82                   | 52.18       | 61.79                   | 43.00       | 58.46   | 42.60       | 39.03                   | 23.02       |
| Over 6 per cent.....           | 4.88                    | 3.39        | 6.86                    | 4.25        | 6.77  | 4.38        | 4.76                    | 2.79        |
| Over 8 per cent.....           | 0.15                    | 0.19        | 0.24                    | 0.13        | 0.22  | 0.11        | 0.14                    | 0.12        |
| Over 10 per cent.....          | 0.06                    | 0.05        | 0.07                    | 0.04        | 0.07  | 0.03        | 0.03                    | 0.05        |
| Over 12 per cent.....          | 0.02                    | .....       | 0.04                    | 0.02        | 0.03  | 0.01        | .....                   | .....       |

Rates that are less than the principal state rate of 6 per cent are paid by 39.03 per cent of the farm debtor families on 47.63 per cent of the farm debt; by 37.97 per cent of the home debtor families on 56.87 per cent of the home debt; in the 46 cities and towns by 41.32 per cent of the home debtor families on 57.29 per cent of the home debt, and in Boston by 60.83 per cent of the home debtor families on 76.86 per cent of the home debt.

In the state, rates higher than 6 per cent are paid by 4.88 per cent of the farm debtor families on 3.39 per cent of the farm debt; by 6.86 per cent of the home debtor families on 4.25 per cent of the home debt; in the 46 cities and towns by 6.77 per cent of the home debtor families on 4.38 per cent of the home debt, and in Boston by 4.76 per cent of the home debtor families on 2.79 per cent of the home debt. The highest rate reported is 36 per cent, which is paid by one family on a debt of \$100.

Since 1867 Massachusetts has been practically without a usury law. The legislature has limited the rate of interest as follows in the years named: 1641, 8 per cent; 1693, 6 per cent; 1867, no limit; 1870, bonds issued by corporations, 7 per cent; 1888, 18 per cent on loans of less than \$1,000.

INTEREST CHARGE AND AVERAGE RATES OF INTEREST.—Table 11 contains a statement of the interest charge on the farms and homes of Massachusetts that are occupied by owners and incumbered. Table 12 contains the corresponding facts for the homes of the 46 cities and towns, and Table 13 for the homes of Boston. The total interest charge for one year on the debt incumbering the owned farms of the state is \$659,865; on the homes \$5,640,785; total, \$6,300,650.

The average interest charge for one year on each farm is \$74; home, \$98; on each home in the 46 cities and towns, \$102; on each home in Boston, \$174.

On farm loans the average rate of interest is 5.58 per cent; on home loans, 5.48 per cent; on home loans in the 46 cities and towns, 5.52 per cent; on home loans in Boston, 5.14 per cent. Hence the average annual interest value of each owned and incumbered farm in this state is \$176; of each home, \$219; of each home in the 46 cities and towns, \$230; of each home in Boston, \$361.

Outside of the 47 cities and towns the average annual interest charge on each home is \$66; average rate, 5.72 per cent; average annual interest value, \$152.

OBJECTS OF INDEBTEDNESS.—Investigation of the reasons why farm and home indebtedness was incurred discloses the fact that 78.40 per cent of the farm debtor families of the state incurred 79.07 per cent of the farm debt for the purpose of buying real estate and making real estate improvements, when these objects were not associated with other objects; and that for the same objects, in the case of homes, 82.81 per cent of the home debtor families incurred 81.50 per cent of the home debt; in the 46 cities and towns that 83.94 per cent of the home debtor families incurred 82.08 per cent of the home debt, and in Boston that 81.94 per cent of the home debtor families incurred 80.90 per cent of the home debt.

The objects of real estate purchase and improvements, business and the purchase of personal property, when not complicated with other objects, led 85.02 per cent of the farm debtor families of the state to incur 86.75 per cent of the farm debt; 89.14 per cent of the home debtor families to incur 91.48 per cent of the home debt; 89.60 per cent of the home debtor families in the 46 cities and towns to incur 90.78 per cent of the home debt, and 91.60 per cent of the home debtor families in Boston to incur 94.53 per cent of the home debt.

Farm and family expenses, standing alone, are represented by 5.14 per cent of the farm debtor families of the state and 2.90 per cent of the farm debt; family expenses by 5.00 per cent of the home debtor families and 2.01 per cent of the home debt; family expenses in the 46 cities and towns by 4.31 per cent of the home debtor families and 1.81 per cent of the home debt, and in Boston by 3.50 per cent of the home debtor families and 1.49 per cent of the home debt.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS, BY COUNTIES.

| COUNTIES.       | Aggregate. | OWNING. |        |             | Hiring. | PERCENTAGE OF FAMILIES OWNING AND HIRING. |         | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES. |             | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES. |             |
|-----------------|------------|---------|--------|-------------|---------|---|---------|---|-------------|--|-------------|
|                 |            | Total.  | Free.  | Incumbered. |         | Owning.                                   | Hiring. | Free.   | Incumbered. | Free.  | Incumbered. |
|                 |            |         |        |             |         |   |         |   |             |  |             |
| The State.....  | 34,576     | 29,370  | 20,425 | 8,945       | 5,206   | 84.94                                     | 15.06   | 69.54   | 30.46       | 59.07  | 25.87       |
| Barnstable..... | 733        | 677     | 612    | 65          | 56      | 92.36                                     | 7.64    | 90.40   | 9.60        | 83.49  | 8.87        |
| Berkshire.....  | 3,423      | 2,775   | 1,881  | 894         | 648     | 81.07                                     | 18.93   | 67.78   | 32.22       | 54.95  | 26.12       |
| Bristol.....    | 3,393      | 2,706   | 2,264  | 442         | 687     | 79.75                                     | 20.25   | 83.67   | 16.33       | 66.72  | 13.63       |
| Dukes.....      | 252        | 227     | 215    | 12          | 25      | 90.08                                     | 9.92    | 94.71   | 5.29        | 85.32  | 4.76        |
| Essex.....      | 2,468      | 2,059   | 1,438  | 621         | 429     | 82.76                                     | 17.24   | 69.84   | 30.16       | 57.80  | 24.96       |
| Franklin.....   | 3,011      | 2,685   | 1,592  | 1,093       | 326     | 89.17                                     | 10.83   | 59.29   | 40.71       | 52.87  | 36.30       |
| Hampden.....    | 2,605      | 2,232   | 1,473  | 759         | 373     | 85.68                                     | 14.32   | 65.99   | 34.01       | 56.54  | 29.14       |
| Hampshire.....  | 3,002      | 2,625   | 1,581  | 1,044       | 377     | 87.44                                     | 12.56   | 60.23   | 39.77       | 52.66  | 34.78       |
| Middlesex.....  | 4,540      | 3,862   | 2,560  | 1,302       | 678     | 85.07                                     | 14.93   | 66.29   | 33.71       | 56.39  | 28.68       |
| Nantucket.....  | 46         | 35      | 29     | 6           | 11      | 76.09                                     | 23.91   | 82.86   | 17.14       | 63.05  | 13.04       |
| Norfolk.....    | 1,818      | 1,528   | 1,057  | 471         | 290     | 84.05                                     | 15.95   | 69.18   | 30.82       | 58.14  | 25.91       |
| Plymouth.....   | 2,061      | 1,851   | 1,614  | 237         | 210     | 89.81                                     | 10.19   | 87.20   | 12.80       | 78.31  | 11.50       |
| Suffolk.....    | 122        | 56      | 40     | 16          | 66      | 45.90                                     | 54.10   | 71.43   | 28.57       | 32.79  | 13.11       |
| Worcester.....  | 7,082      | 6,052   | 4,069  | 1,983       | 1,030   | 85.46                                     | 14.54   | 67.23   | 32.77       | 57.46  | 28.00       |



## FARMS, HOMES, AND MORTGAGES.

TABLE 2.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED HOMES, BY COUNTIES.

| COUNTIES.       | Aggregate. | OWNING. |        |             | Hiring. | PERCENTAGE OF FAMILIES OWNING AND HIRED. |         | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES. |             | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRED FAMILIES. |             |
|-----------------|------------|---------|--------|-------------|---------|--|---------|---|-------------|---|-------------|
|                 |            | Total.  | Free.  | Incumbered. |         | Owning.                                  | Hiring. | Free.   | Incumbered. | Free.   | Incumbered. |
|                 |            |         |        |             |         |  |         |   |             |   |             |
| The State.....  | 445,214    | 145,683 | 88,379 | 57,304      | 299,531 | 32.72                                    | 67.28   | 60.67   | 39.33       | 19.85   | 12.87       |
| Barnstable..... | 7,432      | 5,221   | 4,520  | 701         | 2,211   | 70.25                                    | 29.75   | 86.57   | 13.43       | 60.82   | 9.43        |
| Berkshire.....  | 13,603     | 4,216   | 2,587  | 1,629       | 9,387   | 30.99                                    | 69.01   | 61.36   | 38.64       | 19.02   | 11.97       |
| Bristol.....    | 36,556     | 10,785  | 7,290  | *3,495      | 25,771  | 29.50                                    | 70.50   | 67.59   | 32.41       | 19.94   | 9.56        |
| Dukes.....      | 1,029      | 712     | 642    | 70          | 317     | 69.19                                    | 30.81   | 90.17   | 9.83        | 62.39   | 6.80        |
| Essex.....      | 63,196     | 22,604  | 14,297 | 8,307       | 40,592  | 35.77                                    | 64.23   | 63.25   | 36.75       | 22.62   | 13.15       |
| Franklin.....   | 6,063      | 2,667   | 1,596  | 1,071       | 3,386   | 44.06                                    | 55.94   | 59.84   | 40.16       | 26.37   | 17.69       |
| Hampden.....    | 25,986     | 7,410   | 3,987  | 3,423       | 18,576  | 28.52                                    | 71.48   | 53.81   | 46.19       | 15.35   | 13.17       |
| Hampshire.....  | 8,164      | 3,490   | 1,993  | 1,497       | 4,674   | 42.75                                    | 57.25   | 57.11   | 42.89       | 24.41   | 18.34       |
| Middlesex.....  | 86,048     | 30,416  | 17,104 | 13,312      | 55,632  | 35.35                                    | 64.65   | 56.23   | 43.77       | 19.88   | 15.47       |
| Nantucket.....  | 927        | 646     | 596    | 50          | 281     | 69.69                                    | 30.31   | 92.26   | 7.74        | 64.29   | 5.40        |
| Norfolk.....    | 24,165     | 10,882  | 6,203  | 4,679       | 13,283  | 45.03                                    | 54.97   | 57.00   | 43.00       | 25.67   | 19.36       |
| Plymouth.....   | 20,344     | 10,164  | 6,681  | 3,483       | 10,180  | 49.96                                    | 50.04   | 65.73   | 34.27       | 32.84   | 17.12       |
| Suffolk.....    | 97,614     | 18,896  | 11,476 | 7,420       | 78,718  | 19.36                                    | 80.64   | 60.73   | 39.27       | 11.76   | 7.60        |
| Worcester.....  | 54,097     | 17,574  | 9,407  | 8,167       | 36,523  | 32.49                                    | 67.51   | 53.53   | 46.47       | 17.39   | 15.10       |

OWNERSHIP AND DEBT IN MASSACHUSETTS.

TABLE 3.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED HOMES, BY CITIES AND TOWNS OF 8,000 TO 100,000 PEOPLE.

| CITIES AND TOWNS.                  | Aggregate. | OWNSHIP. |        |             | Hiring. | PERCENTAGE OF FAMILIES OWNING AND HIRING. |         | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES. |             | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES. |             |
|------------------------------------|------------|----------|--------|-------------|---------|---|---------|---|-------------|--|-------------|
|                                    |            | Total.   | Free.  | Incumbered. |         | Owning.                                   | Hiring. | Free.   | Incumbered. | Free.  | Incumbered. |
|                                    |            |          |        |             |         |   |         |   |             |  |             |
| Total.....                         | 231,213    | 72,253   | 40,251 | 32,002      | 158,960 | 31.25                                     | 68.75   | 55.71   | 44.29       | 17.41  | 13.84       |
| Adams, Berkshire county.....       | 1,738      | 406      | 207    | 199         | 1,332   | 23.36                                     | 76.64   | 50.99   | 49.01       | 11.91  | 11.45       |
| Amesbury, Essex county.....        | 2,092      | 849      | 561    | 288         | 1,243   | 40.58                                     | 59.42   | 66.08   | 33.92       | 26.81  | 13.77       |
| Beverly, Essex county.....         | 2,523      | 1,073    | 696    | 377         | 1,450   | 42.53                                     | 57.47   | 64.86   | 35.14       | 27.59  | 14.94       |
| Brookline, Norfolk county.....     | 2,360      | 748      | 487    | 261         | 1,612   | 31.69                                     | 68.31   | 65.11   | 34.89       | 20.63  | 11.06       |
| Broekton, Plymouth county.....     | 6,155      | 2,137    | 959    | 1,178       | 4,018   | 34.72                                     | 65.28   | 44.88   | 55.12       | 15.58  | 19.14       |
| Cambridge, Middlesex county.....   | 14,151     | 3,400    | 2,134  | 1,266       | 10,751  | 24.03                                     | 75.97   | 62.76   | 37.24       | 15.08  | 8.95        |
| Chelsea, Suffolk county.....       | 6,206      | 1,602    | 1,094  | 598         | 4,604   | 25.81                                     | 74.19   | 62.67   | 37.33       | 16.18  | 9.63        |
| Chicopee, Hampden county.....      | 2,494      | 660      | 376    | 284         | 1,834   | 26.46                                     | 73.54   | 56.97   | 43.03       | 15.07  | 11.39       |
| Clinton, Worcester county.....     | 1,991      | 664      | 348    | 316         | 1,327   | 33.35                                     | 66.65   | 52.41   | 47.59       | 17.48  | 15.87       |
| Everett, Middlesex county.....     | 2,541      | 1,055    | 364    | 691         | 1,486   | 41.52                                     | 58.48   | 34.50   | 65.50       | 14.33  | 27.19       |
| Fall River, Bristol county.....    | 14,287     | 2,436    | 1,288  | 1,148       | 11,851  | 17.05                                     | 82.95   | 52.87   | 47.13       | 9.01   | 8.04        |
| Fitchburg, Worcester county.....   | 4,571      | 1,513    | 737    | 776         | 3,058   | 33.10                                     | 66.90   | 48.71   | 51.29       | 16.12  | 16.98       |
| Framingham, Middlesex county.....  | 1,847      | 753      | 388    | 365         | 1,094   | 40.77                                     | 59.23   | 51.53   | 48.47       | 21.01  | 19.76       |
| Gardner, Worcester county.....     | 1,862      | 859      | 438    | 421         | 1,003   | 46.13                                     | 53.87   | 50.99   | 49.01       | 23.52  | 22.61       |
| Gloucester, Essex county.....      | 4,531      | 1,742    | 1,165  | 577         | 2,789   | 38.45                                     | 61.55   | 66.88   | 33.12       | 25.71  | 12.74       |
| Haverhill, Essex county.....       | 5,782      | 1,595    | 930    | 665         | 4,187   | 27.59                                     | 72.41   | 58.31   | 41.69       | 16.09  | 11.50       |
| Holyoke, Hampden county.....       | 6,647      | 1,074    | 443    | 631         | 5,573   | 16.16                                     | 83.84   | 41.25   | 58.75       | 6.67   | 9.49        |
| Hyde Park, Norfolk county.....     | 2,132      | 884      | 410    | 474         | 1,248   | 41.46                                     | 58.54   | 46.38   | 53.62       | 19.23  | 22.23       |
| Lawrence, Essex county.....        | 9,036      | 2,383    | 1,344  | 1,039       | 6,653   | 26.37                                     | 73.63   | 56.40   | 43.60       | 14.87  | 11.50       |
| Lowell, Middlesex county.....      | 14,836     | 3,368    | 2,154  | 1,214       | 11,468  | 22.70                                     | 77.30   | 63.95   | 36.05       | 14.52  | 8.18        |
| Lynn, Essex county.....            | 12,174     | 3,763    | 1,950  | 1,813       | 8,411   | 30.91                                     | 69.09   | 51.82   | 48.18       | 16.02  | 14.89       |
| Marblehead, Essex county.....      | 2,001      | 942      | 719    | 223         | 1,059   | 47.08                                     | 52.92   | 76.33   | 23.67       | 35.93  | 11.15       |
| Malden, Middlesex county.....      | 5,129      | 2,199    | 1,070  | 1,129       | 2,930   | 42.87                                     | 57.13   | 48.66   | 51.34       | 20.86  | 22.01       |
| Marlboro, Middlesex county.....    | 2,654      | 1,151    | 573    | 578         | 1,503   | 43.37                                     | 56.63   | 49.78   | 50.22       | 21.59  | 21.78       |
| Medford, Middlesex county.....     | 2,382      | 1,021    | 558    | 463         | 1,361   | 42.86                                     | 57.14   | 54.65   | 45.35       | 23.42  | 19.44       |
| Melrose, Middlesex county.....     | 1,912      | 978      | 413    | 565         | 984     | 51.15                                     | 48.85   | 42.23   | 57.77       | 21.60  | 29.55       |
| Milford, Worcester county.....     | 1,975      | 775      | 528    | 247         | 1,200   | 39.24                                     | 60.76   | 68.13   | 31.87       | 26.73  | 12.51       |
| Natick, Middlesex county.....      | 1,998      | 986      | 471    | 515         | 1,012   | 49.35                                     | 50.65   | 47.77   | 52.23       | 23.57  | 25.78       |
| Newton, Middlesex county.....      | 4,683      | 2,187    | 1,291  | 896         | 2,496   | 46.70                                     | 53.30   | 59.03   | 40.97       | 27.57  | 19.13       |
| New Bedford, Bristol county.....   | 8,752      | 2,772    | 2,154  | 618         | 5,980   | 31.67                                     | 68.33   | 77.71   | 22.29       | 24.61  | 7.06        |
| Newburyport, Essex county.....     | 3,244      | 1,350    | 1,016  | 334         | 1,894   | 41.62                                     | 58.38   | 75.26   | 24.74       | 31.32  | 10.30       |
| Northampton, Hampshire county..... | 2,859      | 1,230    | 620    | 610         | 1,629   | 43.02                                     | 56.98   | 50.41   | 49.59       | 21.68  | 21.34       |
| North Adams, Berkshire county..... | 3,079      | 813      | 465    | 348         | 2,266   | 26.40                                     | 73.60   | 57.20   | 42.80       | 15.10  | 11.30       |
| Pittsfield, Berkshire county.....  | 3,373      | 1,004    | 605    | 399         | 2,369   | 29.77                                     | 70.23   | 60.26   | 39.74       | 17.94  | 11.83       |
| Peabody, Essex county.....         | 2,100      | 771      | 507    | 264         | 1,329   | 36.71                                     | 63.29   | 65.76   | 34.24       | 24.14  | 12.57       |
| Quincy, Norfolk county.....        | 3,440      | 1,477    | 719    | 758         | 1,963   | 42.94                                     | 57.06   | 48.68   | 51.32       | 20.90  | 22.04       |
| Salem, Essex county.....           | 6,985      | 2,076    | 1,434  | 642         | 4,909   | 29.72                                     | 70.28   | 69.08   | 30.92       | 20.53  | 9.19        |
| Spencer, Worcester county.....     | 1,687      | 601      | 262    | 339         | 1,086   | 35.63                                     | 64.37   | 43.59   | 56.41       | 15.53  | 20.10       |
| Springfield, Hampden county.....   | 9,838      | 3,052    | 1,465  | 1,587       | 6,786   | 31.02                                     | 68.98   | 48.00   | 52.00       | 14.89  | 16.13       |
| Somerville, Middlesex county.....  | 8,934      | 2,767    | 1,394  | 1,373       | 6,167   | 30.97                                     | 69.03   | 50.38   | 49.62       | 15.60  | 15.37       |
| Taunton, Bristol county.....       | 5,319      | 2,028    | 1,229  | 800         | 3,321   | 37.91                                     | 62.09   | 60.55   | 39.45       | 22.96  | 14.95       |
| Waltham, Middlesex county.....     | 3,748      | 1,151    | 660    | 491         | 2,597   | 30.71                                     | 69.29   | 57.34   | 42.66       | 17.61  | 13.10       |
| Westfield, Hampden county.....     | 2,158      | 901      | 513    | 388         | 1,257   | 41.75                                     | 58.25   | 56.94   | 43.06       | 23.77  | 17.98       |
| Weymouth, Norfolk county.....      | 3,520      | 1,304    | 758    | 546         | 1,216   | 51.75                                     | 48.25   | 58.13   | 41.87       | 30.08  | 21.67       |
| Woburn, Middlesex county.....      | 2,794      | 1,100    | 610    | 490         | 1,694   | 39.37                                     | 60.63   | 55.45   | 44.55       | 21.83  | 17.54       |
| Worcester, Worcester county.....   | 17,663     | 4,653    | 1,835  | 2,818       | 13,010  | 26.34                                     | 73.66   | 39.44   | 60.56       | 10.39  | 15.95       |

## FARMS, HOMES, AND MORTGAGES.

TABLE 4.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED HOMES IN BOSTON, BY WARDS.

| WARDS.                      | Aggregate. | OWNING. |        |             | Hiring. | PERCENTAGE OF FAMILIES OWNING AND HIRING. |         | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES. |             | PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES. |             |
|-----------------------------|------------|---------|--------|-------------|---------|---|---------|---|-------------|--|-------------|
|                             |            | Total.  | Free.  | Incumbered. |         | Owning.                                   | Hiring. | Free.   | Incumbered. | Free.  | Incumbered. |
|                             |            |         |        |             |         |   |         |   |             |  |             |
| Boston, Suffolk county..... | 89,613     | 16,512  | 10,102 | 6,410       | 73,101  | 18.43                                     | 81.57   | 61.18   | 38.82       | 11.27  | 7.16        |
| Ward 1 .....                | 4,368      | 1,098   | 669    | 429         | 3,270   | 25.14                                     | 74.86   | 60.93   | 39.07       | 15.32  | 9.82        |
| Ward 2 .....                | 3,281      | 634     | 454    | 170         | 2,647   | 19.32                                     | 80.68   | 73.19   | 26.81       | 14.14  | 5.18        |
| Ward 3 .....                | 2,970      | 508     | 354    | 154         | 2,462   | 17.10                                     | 82.90   | 69.69   | 30.31       | 11.92  | 5.18        |
| Ward 4 .....                | 2,876      | 516     | 399    | 147         | 2,330   | 18.98                                     | 81.02   | 73.08   | 26.92       | 13.87  | 5.11        |
| Ward 5 .....                | 2,514      | 354     | 248    | 106         | 2,160   | 14.08                                     | 85.92   | 70.06   | 29.94       | 9.86   | 4.22        |
| Ward 6 .....                | 3,427      | 167     | 126    | 41          | 3,260   | 4.87                                      | 95.13   | 75.45   | 24.55       | 3.68   | 1.19        |
| Ward 7 .....                | 2,121      | 110     | 60     | 50          | 2,011   | 5.19                                      | 94.81   | 54.55   | 45.45       | 2.83   | 2.36        |
| Ward 8 .....                | 2,668      | 290     | 225    | 65          | 2,378   | 10.87                                     | 89.13   | 77.59   | 22.41       | 8.43   | 2.44        |
| Ward 9 .....                | 2,528      | 276     | 223    | 53          | 2,252   | 10.92                                     | 89.08   | 60.80   | 19.20       | 8.82   | 2.10        |
| Ward 10 .....               | 1,083      | 92      | 71     | 21          | 991     | 8.49                                      | 91.51   | 77.17   | 22.83       | 6.55   | 1.94        |
| Ward 11 .....               | 4,004      | 1,026   | 626    | 400         | 2,978   | 25.62                                     | 74.38   | 61.01   | 38.99       | 15.63  | 9.99        |
| Ward 12 .....               | 2,447      | 74      | 59     | 15          | 2,373   | 3.02                                      | 96.98   | 79.73   | 20.27       | 2.41   | 0.61        |
| Ward 13 .....               | 4,679      | 501     | 377    | 124         | 4,178   | 10.71                                     | 89.29   | 75.25   | 24.75       | 8.06   | 2.65        |
| Ward 14 .....               | 5,331      | 918     | 590    | 328         | 4,413   | 17.22                                     | 82.78   | 64.27   | 35.73       | 11.07  | 6.15        |
| Ward 15 .....               | 3,876      | 733     | 467    | 266         | 3,143   | 18.91                                     | 81.09   | 60.71   | 36.29       | 12.05  | 6.86        |
| Ward 16 .....               | 3,241      | 192     | 136    | 56          | 3,049   | 5.92                                      | 94.08   | 73.83   | 29.17       | 4.19   | 1.73        |
| Ward 17 .....               | 2,832      | 440     | 270    | 170         | 2,392   | 15.54                                     | 84.46   | 61.36   | 38.64       | 9.54   | 6.00        |
| Ward 18 .....               | 2,551      | 638     | 429    | 209         | 1,916   | 24.98                                     | 75.02   | 67.24   | 32.76       | 16.80  | 8.18        |
| Ward 19 .....               | 4,920      | 456     | 293    | 162         | 4,465   | 9.25                                      | 90.75   | 64.40   | 35.60       | 5.96   | 3.29        |
| Ward 20 .....               | 5,241      | 833     | 553    | 280         | 4,408   | 15.89                                     | 84.11   | 66.39   | 33.61       | 10.55  | 5.34        |
| Ward 21 .....               | 4,773      | 1,242   | 741    | 501         | 3,531   | 26.02                                     | 73.98   | 59.66   | 40.34       | 15.52  | 10.50       |
| Ward 22 .....               | 4,102      | 606     | 346    | 260         | 3,496   | 14.77                                     | 85.23   | 57.10   | 42.90       | 8.43   | 6.34        |
| Ward 23 .....               | 5,197      | 1,928   | 1,013  | 915         | 3,269   | 37.10                                     | 62.90   | 52.54   | 47.46       | 19.49  | 17.61       |
| Ward 24 .....               | 6,163      | 2,254   | 1,052  | 1,202       | 3,909   | 36.57                                     | 63.43   | 46.67   | 53.33       | 17.07  | 19.50       |
| Ward 25 .....               | 2,417      | 597     | 311    | 286         | 1,820   | 24.70                                     | 75.30   | 52.09   | 47.91       | 12.87  | 11.83       |

TABLE 5.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED, AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON, BY COUNTIES.

| COUNTIES.       | TOTAL.                                      |               |               |                                     | FOR FARMS.                                  |              |              |                                     | FOR HOMES.                                  |               |               |                                     |
|-----------------|---|---------------|---------------|-------------------------------------|---|--------------|--------------|-------------------------------------|---|---------------|---------------|-------------------------------------|
|                 | Number of families owning with incumbrance. | Value.        | Incumbrance.  | Percentage of incumbrance of value. | Number of families owning with incumbrance. | Value.       | Incumbrance. | Percentage of incumbrance of value. | Number of families owning with incumbrance. | Value.        | Incumbrance.  | Percentage of incumbrance of value. |
| The State.....  | 66,249                                      | \$256,894,465 | \$114,780,137 | 44.68                               | 8,945                                       | \$29,249,173 | \$11,831,941 | 41.88                               | 57,304                                      | \$228,645,292 | \$102,948,196 | 45.03                               |
| Barnstable..... | 766   | 1,231,439     | 447,260       | 36.32                               | 65  | 132,477      | 35,386       | 26.71                               | 701   | 1,098,962     | 411,874       | 37.48                               |
| Berkshire.....  | 2,523                                       | 9,035,930     | 3,478,381     | 38.49                               | 894   | 2,948,285    | 1,167,469    | 39.60                               | 1,629                                       | 6,087,645     | 2,310,912     | 37.96                               |
| Bristol.....    | 3,937                                       | 13,938,624    | 6,143,607     | 44.08                               | 442   | 1,190,649    | 458,747      | 38.53                               | 3,495                                       | 12,747,975    | 5,684,860     | 44.59                               |
| Dukes.....      | 82  | 136,236       | 58,455        | 42.91                               | 12  | 16,900       | 5,285        | 31.27                               | 70  | 119,336       | 53,170        | 44.55                               |
| Essex.....      | 8,928                                       | 28,474,307    | 12,175,262    | 42.76                               | 621   | 2,171,515    | 901,583      | 41.52                               | 8,307                                       | 26,302,792    | 11,273,679    | 42.86                               |
| Franklin.....   | 2,164                                       | 5,129,072     | 2,143,663     | 41.79                               | 1,093                                       | 2,516,951    | 1,081,409    | 42.97                               | 1,071                                       | 2,612,121     | 1,062,254     | 40.67                               |
| Hampden.....    | 4,182                                       | 18,700,371    | 8,228,334     | 44.00                               | 759   | 2,314,703    | 928,422      | 40.11                               | 3,423                                       | 16,385,668    | 7,299,912     | 44.55                               |
| Hampshire.....  | 2,511                                       | 6,953,694     | 3,115,808     | 44.81                               | 1,044                                       | 2,834,402    | 1,258,654    | 44.41                               | 1,497                                       | 4,119,292     | 1,857,154     | 45.08                               |
| Middlesex.....  | 14,614                                      | 60,511,154    | 27,527,012    | 45.47                               | 1,302                                       | 5,652,816    | 2,387,817    | 42.24                               | 13,312                                      | 54,888,338    | 25,139,195    | 45.80                               |
| Nantucket.....  | 56  | 111,394       | 47,102        | 42.28                               | 6   | 10,875       | 4,850        | 44.60                               | 50  | 100,519       | 42,252        | 42.03                               |
| Norfolk.....    | 5,150                                       | 18,444,956    | 8,177,228     | 44.33                               | 471   | 1,619,270    | 680,372      | 41.25                               | 4,679                                       | 16,795,686    | 7,496,856     | 44.64                               |
| Plymouth.....   | 3,720                                       | 10,076,864    | 4,290,853     | 42.58                               | 237   | 705,426      | 249,540      | 35.37                               | 3,483                                       | 9,371,438     | 4,041,313     | 43.12                               |
| Suffolk.....    | 7,436                                       | 49,088,172    | 23,375,951    | 47.62                               | 16  | 216,400      | 58,250       | 26.92                               | 7,420                                       | 48,871,772    | 23,317,701    | 47.71                               |
| Worcester.....  | 10,150                                      | 35,032,252    | 15,571,221    | 44.45                               | 1,983                                       | 5,888,504    | 2,614,157    | 44.39                               | 8,167                                       | 29,143,748    | 12,957,064    | 44.46                               |

OWNERSHIP AND DEBT IN MASSACHUSETTS.

TABLE 6.—VALUE OF HOMES OCCUPIED BY OWNERS AND INCUMBERED, AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON, BY CITIES AND TOWNS OF 8,000 TO 100,000 PEOPLE.

| CITIES AND TOWNS.                | Number of families owning with incumbrance. | Value.        | Incumbrance. | Percentage of incumbrance of value. | CITIES AND TOWNS.                  | Number of families owning with incumbrance. | Value.      | Incumbrance. | Percentage of incumbrance of value. |
|----------------------------------|---|---------------|--------------|-------------------------------------|------------------------------------|---|-------------|--------------|-------------------------------------|
| Total .....                      | 32,002                                      | \$133,344,973 | \$59,367,910 | 44.52                               | Malden, Middlesex county.....      | 1,129                                       | \$4,251,795 | \$2,043,005  | 48.05                               |
| Adams, Berksire county.....      | 199   | 848,558       | 338,264      | 39.86                               | Marlboro, Middlesex county.....    | 578   | 1,450,528   | 641,397      | 44.22                               |
| Amesbury, Essex county.....      | 288   | 733,334       | 318,923      | 43.49                               | Medford, Middlesex county.....     | 463   | 1,802,471   | 837,388      | 46.46                               |
| Beverly, Essex county.....       | 377   | 1,120,699     | 483,792      | 43.17                               | Melrose, Middlesex county.....     | 565   | 2,340,768   | 1,096,965    | 46.86                               |
| Brookline, Norfolk county.....   | 261   | 3,521,212     | 1,441,051    | 40.92                               | Milford, Worcester county.....     | 247   | 528,033     | 221,126      | 41.88                               |
| Brookton, Plymouth county.....   | 1,178                                       | 4,486,794     | 1,933,225    | 43.09                               | Natick, Middlesex county.....      | 515   | 1,302,636   | 563,385      | 43.25                               |
| Cambridge, Middlesex county..... | 1,266                                       | 6,870,399     | 3,181,208    | 46.30                               | Newton, Middlesex county.....      | 896   | 6,778,042   | 3,217,999    | 47.48                               |
| Chelsea, Suffolk county.....     | 598   | 2,380,899     | 949,109      | 39.86                               | New Bedford, Bristol county.....   | 618   | 1,953,713   | 846,430      | 43.32                               |
| Chicopee, Hampden county.....    | 284   | 862,701       | 341,891      | 39.63                               | Newburyport, Essex county.....     | 334   | 841,448     | 340,227      | 40.43                               |
| Clinton, Worcester county.....   | 316   | 993,997       | 410,860      | 41.33                               | Northampton, Hampshire county..... | 610   | 1,808,035   | 844,758      | 46.72                               |
| Everett, Middlesex county.....   | 691   | 2,516,790     | 1,220,593    | 47.93                               | North Adams, Berkshire county..... | 318   | 1,359,860   | 515,482      | 37.91                               |
| Fall River, Bristol county.....  | 1,148                                       | 5,596,694     | 2,483,335    | 44.37                               | Pittsfield, Berkshire county.....  | 399   | 2,067,271   | 734,644      | 36.60                               |
| Fitchburg, Worcester county..... | 776   | 2,982,529     | 1,233,806    | 41.37                               | Peabody, Essex county.....         | 264   | 702,963     | 314,285      | 44.71                               |
| Framingham, Middlesex county..   | 365   | 1,151,540     | 543,401      | 47.19                               | Quincy, Norfolk county.....        | 758   | 2,666,971   | 1,237,039    | 46.38                               |
| Gardner, Worcester county.....   | 421   | 1,086,775     | 468,103      | 43.07                               | Salem, Essex county.....           | 642   | 2,020,239   | 941,289      | 46.59                               |
| Gloucester, Essex county.....    | 577   | 1,738,496     | 696,661      | 40.07                               | Spencer, Worcester county.....     | 339   | 907,330     | 452,397      | 49.86                               |
| Haverhill, Essex county.....     | 665   | 2,473,502     | 1,123,916    | 45.44                               | Springfield, Hampden county.....   | 1,587                                       | 8,716,164   | 4,030,456    | 46.24                               |
| Holyoke, Hampden county.....     | 631   | 4,072,888     | 1,829,025    | 44.91                               | Somerville, Middlesex county.....  | 1,373                                       | 6,232,796   | 2,979,244    | 47.65                               |
| Hyde Park, Bristol county.....   | 474   | 1,777,701     | 888,133      | 49.96                               | Taunton, Bristol county.....       | 800   | 2,550,053   | 1,202,968    | 47.17                               |
| Lawrence, Essex county.....      | 1,039                                       | 3,916,761     | 1,544,523    | 39.43                               | Waltham, Middlesex county.....     | 491   | 2,240,918   | 970,654      | 43.32                               |
| Lowell, Middlesex county.....    | 1,214                                       | 5,739,700     | 2,433,826    | 42.40                               | Westfield, Hampden county.....     | 388   | 1,347,410   | 521,241      | 38.68                               |
| Lynn, Essex county.....          | 1,813                                       | 6,588,428     | 2,805,826    | 42.59                               | Weymouth, Norfolk county.....      | 546   | 1,190,365   | 526,353      | 44.22                               |
| Marblehead, Essex county.....    | 223   | 595,856       | 245,363      | 41.18                               | Woburn, Middlesex county.....      | 490   | 1,316,231   | 576,301      | 43.78                               |
|                                  |   |               |              |                                     | Worcester, Worcester county.....   | 2,818                                       | 14,922,641  | 6,798,011    | 45.56                               |

TABLE 7.—VALUE OF HOMES OCCUPIED BY OWNERS AND INCUMBERED, AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON IN BOSTON, BY WARDS.

| WARDS.                      | Number of families owning with incumbrance. | Value.       | Incumbrance. | Percentage of incumbrance of value. | WARDS.       | Number of families owning with incumbrance. | Value.    | Incumbrance. | Percentage of incumbrance of value. |
|-----------------------------|---|--------------|--------------|-------------------------------------|--------------|---|-----------|--------------|-------------------------------------|
| Boston, Suffolk county..... | 6,410                                       | \$45,039,557 | \$21,701,505 | 48.18                               | Ward 12..... | 15  | \$138,775 | \$55,605     | 40.07                               |
| Ward 1.....                 | 429   | 1,438,797    | 669,144      | 46.51                               | Ward 13..... | 124   | 505,614   | 199,340      | 39.43                               |
| Ward 2.....                 | 170   | 582,341      | 248,405      | 42.66                               | Ward 14..... | 328   | 1,432,411 | 718,034      | 50.13                               |
| Ward 3.....                 | 154   | 695,045      | 274,391      | 39.48                               | Ward 15..... | 266   | 1,168,014 | 504,386      | 43.18                               |
| Ward 4.....                 | 147   | 480,343      | 218,930      | 45.58                               | Ward 16..... | 56  | 399,080   | 178,892      | 44.83                               |
| Ward 5.....                 | 106   | 747,768      | 326,437      | 43.65                               | Ward 17..... | 170   | 1,524,479 | 809,986      | 53.18                               |
| Ward 6.....                 | 41  | 260,125      | 101,912      | 39.19                               | Ward 18..... | 209   | 2,343,941 | 1,208,569    | 51.56                               |
| Ward 7.....                 | 50  | 366,230      | 180,833      | 49.38                               | Ward 19..... | 162   | 670,637   | 339,835      | 50.67                               |
| Ward 8.....                 | 65  | 471,203      | 251,067      | 53.27                               | Ward 20..... | 250   | 1,559,632 | 804,955      | 51.61                               |
| Ward 9.....                 | 53  | 915,408      | 386,240      | 42.19                               | Ward 21..... | 501   | 3,861,270 | 1,943,601    | 50.32                               |
| Ward 10.....                | 21  | 491,813      | 191,167      | 38.87                               | Ward 22..... | 260   | 2,848,066 | 1,401,893    | 49.24                               |
| Ward 11.....                | 400   | 8,589,734    | 4,275,983    | 49.78                               | Ward 23..... | 915   | 4,957,538 | 2,331,422    | 47.03                               |
|                             |   |              |              |                                     | Ward 24..... | 1,202                                       | 6,494,044 | 3,190,779    | 49.13                               |
|                             |   |              |              |                                     | Ward 25..... | 286   | 2,097,229 | 889,723      | 42.42                               |



FARMS, HOMES, AND MORTGAGES.

TABLE 8.—STATE SUMMARY OF NUMBER OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES, AND THE VALUE THEREOF AND THE INCUMBRANCE THEREON, BY CLASSIFICATION OF AMOUNTS OF VALUE AND OF INCUMBRANCE.

| CLASSIFICATION OF AMOUNTS.       | TOTAL.              |               |                     |               | FOR FARMS.          |              |                     |              | FOR HOMES.          |               |                     |               |
|----------------------------------|---------------------|---------------|---------------------|---------------|---------------------|--------------|---------------------|--------------|---------------------|---------------|---------------------|---------------|
|                                  | For value.          |               | For incumbrance.    |               | For value.          |              | For incumbrance.    |              | For value.          |               | For incumbrance.    |               |
|                                  | Number of families. | Amount.       | Number of families. | Amount.       | Number of families. | Amount.      | Number of families. | Amount.      | Number of families. | Amount.       | Number of families. | Amount.       |
| The State.....                   | 66,249              | \$286,894,465 | 66,249              | \$114,780,137 | 8,945               | \$28,249,173 | 8,945               | \$11,831,941 | 57,304              | \$228,645,292 | 57,304              | \$102,948,196 |
| Under \$500.....                 | 839                 | 276,926       | 12,121              | 3,378,911     | 163                 | 57,798       | 2,253               | 635,954      | 676                 | 219,128       | 9,878               | 2,747,957     |
| \$500 and under \$1,000.....     | 4,687               | 3,342,165     | 15,808              | 10,878,506    | 884                 | 627,421      | 2,460               | 1,683,747    | 3,803               | 2,714,744     | 13,328              | 9,194,759     |
| \$1,000 and under \$1,500.....   | 8,041               | 9,245,873     | 11,997              | 13,928,597    | 1,336               | 1,506,456    | 1,565               | 1,806,847    | 6,705               | 7,739,417     | 10,432              | 12,121,750    |
| \$1,500 and under \$2,000.....   | 8,373               | 13,664,623    | 7,382               | 12,209,027    | 1,128               | 1,810,562    | 825                 | 1,377,633    | 7,245               | 11,854,061    | 6,567               | 10,831,394    |
| \$2,000 and under \$2,500.....   | 7,290               | 15,214,462    | 5,588               | 11,847,698    | 1,057               | 2,176,549    | 623                 | 1,316,563    | 6,233               | 13,037,913    | 4,965               | 10,531,125    |
| \$2,500 and under \$3,000.....   | 6,438               | 16,626,155    | 3,312               | 8,680,431     | 840                 | 2,141,144    | 324                 | 847,785      | 5,598               | 14,485,011    | 2,988               | 7,832,466     |
| \$3,000 and under \$4,000.....   | 10,017              | 32,619,566    | 4,184               | 13,692,924    | 1,252               | 4,000,669    | 480                 | 1,414,722    | 8,765               | 28,618,897    | 3,754               | 12,278,202    |
| \$4,000 and under \$5,000.....   | 5,659               | 23,890,583    | 2,016               | 8,553,170     | 732                 | 3,035,115    | 178                 | 756,521      | 4,927               | 20,855,468    | 1,838               | 7,796,649     |
| \$5,000 and under \$7,000.....   | 6,947               | 38,710,883    | 2,119               | 11,750,523    | 854                 | 4,699,593    | 173                 | 946,920      | 6,093               | 34,011,350    | 1,916               | 10,803,603    |
| \$7,000 and under \$10,000.....  | 3,672               | 28,965,405    | 921                 | 7,234,098     | 343                 | 2,681,730    | 55                  | 442,174      | 3,329               | 26,223,675    | 866                 | 6,791,924     |
| \$10,000 and under \$25,000..... | 3,652               | 48,445,592    | 711                 | 9,592,529     | 325                 | 4,179,529    | 35                  | 474,575      | 3,327               | 44,266,063    | 676                 | 9,117,951     |
| \$25,000 and over.....           | 634                 | 25,952,232    | 80                  | 3,033,723     | 31                  | 1,322,667    | 4                   | 128,500      | 603                 | 24,619,565    | 76                  | 2,905,223     |

TABLE 9.—SUMMARY OF NUMBER OF FAMILIES OCCUPYING OWNED AND INCUMBERED HOMES, AND THE VALUE THEREOF AND THE INCUMBRANCE THEREON, BY CLASSIFICATION OF AMOUNTS OF VALUE AND OF INCUMBRANCE; TOTAL FOR CITIES AND TOWNS OF 8,000 TO 100,000 PEOPLE AND FOR BOSTON.

| CLASSIFICATION OF AMOUNTS.       | FOR CITIES AND TOWNS OF 8,000 TO 100,000 PEOPLE. |               |                     |              | FOR BOSTON.         |              |                     |              |
|----------------------------------|--|---------------|---------------------|--------------|---------------------|--------------|---------------------|--------------|
|                                  | For value.                                       |               | For incumbrance.    |              | For value.          |              | For incumbrance.    |              |
|                                  | Number of families.                              | Amount.       | Number of families. | Amount.      | Number of families. | Amount.      | Number of families. | Amount.      |
| Total.....                       | 32,002   | \$133,344,973 | 32,002              | \$59,367,910 | 6,410               | \$45,039,557 | 6,410               | \$21,701,505 |
| Under \$500.....                 | 144  | 48,008        | 4,179               | 1,197,108    | 6                   | 1,910        | 320                 | 95,251       |
| \$500 and under \$1,000.....     | 1,173  | 865,176       | 6,919               | 4,895,630    | 77                  | 57,880       | 711                 | 478,283      |
| \$1,000 and under \$1,500.....   | 3,012  | 3,516,863     | 6,281               | 7,346,634    | 197                 | 238,829      | 835                 | 951,452      |
| \$1,500 and under \$2,000.....   | 3,373  | 6,550,076     | 4,203               | 6,959,727    | 309                 | 509,147      | 691                 | 1,132,539    |
| \$2,000 and under \$2,500.....   | 3,589  | 7,576,298     | 3,124               | 6,690,146    | 391                 | 828,151      | 794                 | 1,666,179    |
| \$2,500 and under \$3,000.....   | 3,434  | 8,926,083     | 1,878               | 4,931,018    | 443                 | 1,152,434    | 547                 | 1,434,967    |
| \$3,000 and under \$4,000.....   | 5,542  | 18,163,887    | 2,383               | 7,835,453    | 1,043               | 3,431,352    | 800                 | 2,589,050    |
| \$4,000 and under \$5,000.....   | 3,046  | 12,913,670    | 1,097               | 4,652,561    | 825                 | 3,516,264    | 472                 | 2,003,334    |
| \$5,000 and under \$7,000.....   | 3,838  | 21,457,163    | 1,109               | 6,179,281    | 1,133               | 6,373,080    | 579                 | 3,198,316    |
| \$7,000 and under \$10,000.....  | 2,039  | 16,038,600    | 452                 | 3,571,652    | 808                 | 6,431,564    | 331                 | 2,565,403    |
| \$10,000 and under \$25,000..... | 1,911  | 25,386,850    | 307                 | 4,035,877    | 956                 | 12,869,771   | 289                 | 3,974,631    |
| \$25,000 and over.....           | 301  | 11,892,299    | 30                  | 1,112,823    | 222                 | 9,639,175    | 41                  | 1,611,700    |



TABLE 10.—SUMMARY OF NUMBER OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES, AND OF THE INCUMBRANCE THEREON, BY RATES OF INTEREST.

[Rates of interest represented by mixed numbers are combined into groups; for instance, rates represented by "1-2" per cent include all rates greater than 1 per cent and less than 2 per cent.]

| RATES OF INTEREST. | TOTAL.              |               | FOR FARMS.          |              | FOR HOMES.          |               | FOR HOMES IN CITIES AND TOWNS OF 5,000 TO 100,000 PEOPLE. |              | FOR HOMES IN BOSTON. |              |
|--------------------|---------------------|---------------|---------------------|--------------|---------------------|---------------|---|--------------|----------------------|--------------|
|                    | Number of families. | Incumbrance.  | Number of families. | Incumbrance. | Number of families. | Incumbrance.  | Number of families.                                       | Incumbrance. | Number of families.  | Incumbrance. |
| The State.....     | 66,249              | \$114,780,137 | 8,945               | \$11,831,941 | 57,304              | \$102,948,196 | 32,002  | \$59,367,910 | 6,410                | \$21,701,505 |
| 0 per cent.....    | 161                 | 192,930       | 31                  | 34,674       | 130                 | 158,256       | 37  | 51,252       | 9                    | 48,950       |
| 1 .....do.....     | 1                   | 30            |                     |              | 1                   | 30            |   |              |                      |              |
| 1-2 .....do.....   | 2                   | 3,600         |                     |              | 2                   | 3,600         | 1   | 1,100        |                      |              |
| 2 .....do.....     | 5                   | 17,100        | 1                   | 1,050        | 4                   | 16,050        | 2   | 13,000       |                      |              |
| 2-3 .....do.....   | 8                   | 15,775        | 1                   | 2,400        | 7                   | 13,375        | 2   | 4,500        | 2                    | 4,600        |
| 3 .....do.....     | 25                  | 45,565        | 4                   | 4,900        | 21                  | 40,665        | 6   | 19,275       | 6                    | 14,130       |
| 3-4 .....do.....   | 29                  | 91,216        | 6                   | 28,435       | 23                  | 62,781        | 10  | 36,893       | 3                    | 16,600       |
| 4 .....do.....     | 520                 | 2,283,858     | 88                  | 183,280      | 432                 | 2,100,578     | 154   | 387,659      | 164                  | 1,572,406    |
| 4-5 .....do.....   | 799                 | 5,641,963     | 51                  | 103,195      | 748                 | 5,538,768     | 267   | 1,597,357    | 416                  | 3,701,459    |
| 5 .....do.....     | 17,635              | 41,070,293    | 2,628               | 3,941,081    | 15,007              | 37,129,212    | 9,110   | 22,860,063   | 2,654                | 9,070,209    |
| 5-6 .....do.....   | 6,064               | 14,823,173    | 681                 | 1,325,939    | 5,383               | 13,497,234    | 3,634   | 9,038,888    | 645                  | 2,248,968    |
| 6 .....do.....     | 36,632              | 45,817,903    | 5,017               | 5,795,602    | 31,615              | 40,022,301    | 16,613  | 22,757,142   | 2,206                | 4,417,104    |
| 6-7 .....do.....   | 1,482               | 2,304,210     | 121                 | 162,929      | 1,361               | 2,141,281     | 860   | 1,256,239    | 142                  | 373,515      |
| 7 .....do.....     | 2,140               | 1,720,579     | 247                 | 169,530      | 1,893               | 1,551,049     | 922   | 903,000      | 114                  | 146,791      |
| 7-8 .....do.....   | 300                 | 395,643       | 28                  | 25,684       | 272                 | 369,959       | 161   | 260,450      | 28                   | 43,067       |
| 8 .....do.....     | 296                 | 199,321       | 28                  | 19,847       | 268                 | 179,474       | 153   | 114,888      | 12                   | 14,231       |
| 8-9 .....do.....   | 21                  | 31,874        | 1                   | 750          | 20                  | 31,124        | 13  | 19,139       |                      |              |
| 9 .....do.....     | 14                  | 10,277        | 2                   | 3,700        | 12                  | 6,577         | 5   | 2,850        |                      |              |
| 9-10 .....do.....  | 8                   | 16,250        |                     |              | 8                   | 16,250        | 6   | 13,800       | 1                    | 2,300        |
| 10 .....do.....    | 60                  | 47,479        | 5                   | 12,125       | 55                  | 35,354        | 23  | 9,759        | 6                    | 12,175       |
| 10-11 .....do..... | 3                   | 5,300         |                     |              | 3                   | 5,300         | 2   | 800          | 1                    | 4,500        |
| 11 .....do.....    | 4                   | 10,150        |                     |              | 4                   | 10,150        | 2   | 1,650        | 1                    | 7,500        |
| 11-12 .....do..... | 2                   | 7,400         | 1                   | 4,000        | 1                   | 3,400         | 1   | 3,400        |                      |              |
| 12 .....do.....    | 13                  | 9,657         | 2                   | 2,260        | 11                  | 7,397         | 7   | 5,790        |                      |              |
| 12-13 .....do..... | 1                   | 1,600         |                     |              | 1                   | 1,600         |   |              |                      |              |
| 13-14 .....do..... | 2                   | 4,146         |                     |              | 2                   | 4,146         | 1   | 2,126        |                      |              |
| 14 .....do.....    | 2                   | 1,000         |                     |              | 2                   | 1,000         | 1   | 300          |                      |              |
| 14-15 .....do..... | 2                   | 2,800         |                     |              | 2                   | 2,800         |   |              |                      |              |
| 15 .....do.....    | 8                   | 5,660         | 1                   | 500          | 7                   | 5,160         | 6   | 4,960        |                      |              |
| 16 .....do.....    | 2                   | 750           |                     |              | 2                   | 750           |   |              |                      |              |
| 16-17 .....do..... | 3                   | 1,275         |                     |              | 3                   | 1,275         | 1   | 500          |                      |              |
| 18 .....do.....    | 2                   | 1,100         |                     |              | 2                   | 1,100         | 1   | 1,000        |                      |              |
| 20 .....do.....    | 1                   | 100           |                     |              | 1                   | 100           |   |              |                      |              |
| 20-21 .....do..... | 1                   | 60            | 1                   | 60           |                     |               |   |              |                      |              |
| 36 .....do.....    | 1                   | 100           |                     |              | 1                   | 100           | 1   | 100          |                      |              |

## FARMS, HOMES, AND MORTGAGES.

TABLE 11.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED, BY COUNTIES.

| COUNTIES.       | AVERAGE VALUE OF EACH INCUMBERED— |         |         | AVERAGE INCUMBRANCE ON EACH— |         |         | TOTAL ANNUAL INTEREST CHARGE— |            |             | AVERAGE ANNUAL INTEREST CHARGE ON EACH— |       |       | AVERAGE ANNUAL RATE OF INTEREST— |            |            |
|-----------------|-----------------------------------|---------|---------|------------------------------|---------|---------|-------------------------------|------------|-------------|---|-------|-------|----------------------------------|------------|------------|
|                 | Total.                            | Farm.   | Home.   | Total.                       | Farm.   | Home.   | Total.                        | For farms. | For homes.  | Total.                                  | Farm. | Home. | Total.                           | For farms. | For homes. |
| The State.....  | \$3,378                           | \$3,158 | \$3,990 | \$1,733                      | \$1,323 | \$1,797 | \$6,300,650                   | \$659,865  | \$5,640,785 | \$95                                    | \$74  | \$98  | 5.49                             | 5.58       | 5.48       |
| Barnstable..... | 1,608                             | 2,038   | 1,568   | 584                          | 544     | 588     | 26,953                        | 2,165      | 24,788      | 35                                      | 33    | 35    | 6.03                             | 6.12       | 6.02       |
| Berkshire.....  | 3,581                             | 3,298   | 3,737   | 1,379                        | 1,306   | 1,419   | 194,519                       | 66,557     | 127,962     | 77                                      | 74    | 79    | 5.59                             | 5.70       | 5.54       |
| Bristol.....    | 3,540                             | 2,694   | 3,647   | 1,560                        | 1,038   | 1,627   | 352,220                       | 26,558     | 325,662     | 89                                      | 60    | 93    | 5.73                             | 5.79       | 5.73       |
| Dukes.....      | 1,661                             | 1,408   | 1,705   | 713                          | 440     | 760     | 3,495                         | 262        | 3,233       | 43                                      | 22    | 46    | 5.98                             | 4.96       | 6.08       |
| Essex.....      | 3,189                             | 3,497   | 3,166   | 1,364                        | 1,452   | 1,357   | 702,124                       | 50,938     | 651,186     | 79                                      | 82    | 78    | 5.77                             | 5.65       | 5.78       |
| Franklin.....   | 2,370                             | 2,303   | 2,439   | 991                          | 989     | 992     | 111,746                       | 56,238     | 55,508      | 52                                      | 51    | 52    | 5.21                             | 5.20       | 5.23       |
| Itampden.....   | 4,472                             | 3,050   | 4,787   | 1,968                        | 1,223   | 2,133   | 432,221                       | 50,756     | 381,465     | 103                                     | 67    | 111   | 5.25                             | 5.47       | 5.23       |
| Hampshire.....  | 2,737                             | 2,715   | 2,752   | 1,226                        | 1,206   | 1,241   | 165,826                       | 66,893     | 98,933      | 65                                      | 64    | 66    | 5.31                             | 5.31       | 5.31       |
| Middlesex.....  | 4,143                             | 4,342   | 4,123   | 1,884                        | 1,834   | 1,888   | 1,534,955                     | 135,795    | 1,399,160   | 105                                     | 104   | 105   | 5.58                             | 5.69       | 5.57       |
| Nantucket.....  | 1,989                             | 1,813   | 2,010   | 811                          | 808     | 845     | 2,796                         | 320        | 2,476       | 50                                      | 53    | 50    | 5.94                             | 6.60       | 5.86       |
| Norfolk.....    | 3,582                             | 3,502   | 3,590   | 1,588                        | 1,445   | 1,602   | 464,048                       | 39,898     | 424,150     | 90                                      | 85    | 91    | 5.67                             | 5.86       | 5.66       |
| Plymouth.....   | 2,709                             | 2,976   | 2,691   | 1,153                        | 1,053   | 1,160   | 233,334                       | 14,431     | 238,903     | 68                                      | 61    | 69    | 5.90                             | 5.78       | 5.91       |
| Suffolk.....    | 6,601                             | 13,525  | 6,586   | 3,144                        | 3,641   | 3,143   | 1,210,873                     | 3,176      | 1,207,697   | 163                                     | 199   | 163   | 5.18                             | 5.45       | 5.18       |
| Worcester.....  | 3,451                             | 2,969   | 3,568   | 1,534                        | 1,318   | 1,587   | 845,840                       | 145,878    | 699,962     | 83                                      | 74    | 86    | 5.43                             | 5.58       | 5.40       |

## OWNERSHIP AND DEBT IN MASSACHUSETTS.

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TABLE 12.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR HOMES OCCUPIED BY OWNERS AND INCUMBERED, BY CITIES AND TOWNS OF 2,000 TO 100,000 PEOPLE.

| CITIES AND TOWNS.                  | Average value of each incumbered home. | Average incumbrance on each home. | Total annual interest charge. | Average annual interest charge on each home. | Average annual rate of interest. |
|------------------------------------|--|-----------------------------------|-------------------------------|--|----------------------------------|
| Total.....                         | \$1,167                                | \$1,855                           | \$3,275,686                   | \$102  | 5.52                             |
| Adams, Berkshire county.....       | 4,264                                  | 1,700                             | 19,103                        | 96   | 5.65                             |
| Amesbury, Essex county.....        | 2,546                                  | 1,107                             | 19,375                        | 67   | 6.08                             |
| Beverly, Essex county.....         | 2,973                                  | 1,283                             | 27,970                        | 74   | 5.78                             |
| Brookline, Norfolk county.....     | 13,491                                 | 5,521                             | 70,422                        | 270  | 4.89                             |
| Brockton, Plymouth county.....     | 3,809                                  | 1,641                             | 113,466                       | 96   | 5.87                             |
| Cambridge, Middlesex county.....   | 5,427                                  | 2,513                             | 170,882                       | 135  | 5.37                             |
| Chelsea, Suffolk county.....       | 3,981                                  | 1,587                             | 53,716                        | 90   | 5.66                             |
| Chicopee, Hampden county.....      | 3,038                                  | 1,204                             | 18,133                        | 64   | 5.30                             |
| Clinton, Worcester county.....     | 3,146                                  | 1,300                             | 22,612                        | 72   | 5.50                             |
| Everett, Middlesex county.....     | 3,686                                  | 1,766                             | 71,145                        | 103  | 5.83                             |
| Fall River, Bristol county.....    | 4,875                                  | 2,163                             | 136,938                       | 119  | 5.51                             |
| Fitchburg, Worcester county.....   | 3,843                                  | 1,590                             | 67,981                        | 88   | 5.51                             |
| Framingham, Middlesex county.....  | 3,155                                  | 1,489                             | 31,027                        | 85   | 5.71                             |
| Gardner, Worcester county.....     | 2,581                                  | 1,112                             | 26,063                        | 61   | 5.76                             |
| Gloucester, Essex county.....      | 3,013                                  | 1,207                             | 41,840                        | 73   | 6.01                             |
| Haverhill, Essex county.....       | 3,720                                  | 1,600                             | 63,922                        | 96   | 5.69                             |
| Holyoke, Hampden county.....       | 6,455                                  | 2,899                             | 94,721                        | 150  | 5.18                             |
| Hyde Park, Norfolk county.....     | 3,750                                  | 1,874                             | 50,372                        | 106  | 5.67                             |
| Lawrence, Essex county.....        | 3,770                                  | 1,487                             | 89,256                        | 86   | 5.78                             |
| Lowell, Middlesex county.....      | 4,728                                  | 2,005                             | 133,834                       | 110  | 5.50                             |
| Lynn, Essex county.....            | 3,634                                  | 1,548                             | 161,355                       | 89   | 5.75                             |
| Marblehead, Essex county.....      | 2,672                                  | 1,100                             | 13,882                        | 62   | 5.66                             |
| Malden, Middlesex county.....      | 3,766                                  | 1,810                             | 116,551                       | 103  | 5.70                             |
| Marlboro, Middlesex county.....    | 2,510                                  | 1,110                             | 37,923                        | 66   | 5.91                             |
| Medford, Middlesex county.....     | 3,893                                  | 1,809                             | 47,471                        | 103  | 5.67                             |
| Melrose, Middlesex county.....     | 4,143                                  | 1,942                             | 62,076                        | 110  | 5.66                             |
| Milford, Worcester county.....     | 2,138                                  | 895                               | 12,515                        | 51   | 5.66                             |
| Natick, Middlesex county.....      | 2,529                                  | 1,094                             | 32,732                        | 64   | 5.81                             |
| Newton, Middlesex county.....      | 7,565                                  | 3,592                             | 168,227                       | 188  | 5.23                             |
| New Bedford, Bristol county.....   | 3,161                                  | 1,370                             | 50,972                        | 82   | 6.02                             |
| Newburyport, Essex county.....     | 2,519                                  | 1,019                             | 19,326                        | 58   | 5.68                             |
| Northampton, Hampshire county..... | 2,964                                  | 1,385                             | 44,251                        | 73   | 5.24                             |
| North Adams, Berkshire county..... | 3,908                                  | 1,481                             | 28,970                        | 83   | 5.62                             |
| Pittsfield, Berkshire county.....  | 5,031                                  | 1,841                             | 38,973                        | 98   | 5.31                             |
| Peabody, Essex county.....         | 2,663                                  | 1,190                             | 17,983                        | 68   | 5.72                             |
| Quincy, Norfolk county.....        | 3,518                                  | 1,632                             | 73,417                        | 97   | 5.93                             |
| Salem, Essex county.....           | 3,147                                  | 1,466                             | 54,239                        | 84   | 5.76                             |
| Spencer, Worcester county.....     | 2,676                                  | 1,335                             | 25,481                        | 75   | 5.63                             |
| Springfield, Hampden county.....   | 5,492                                  | 2,510                             | 209,427                       | 132  | 5.20                             |
| Somerville, Middlesex county.....  | 4,554                                  | 2,170                             | 165,080                       | 121  | 5.56                             |
| Taunton, Bristol county.....       | 3,188                                  | 1,604                             | 70,311                        | 88   | 5.85                             |
| Waltham, Middlesex county.....     | 4,564                                  | 1,977                             | 56,361                        | 115  | 5.81                             |
| Westfield, Hampden county.....     | 3,473                                  | 1,343                             | 27,694                        | 71   | 5.31                             |
| Weymouth, Norfolk county.....      | 2,180                                  | 964                               | 31,394                        | 57   | 5.96                             |
| Woburn, Middlesex county.....      | 2,686                                  | 1,176                             | 32,317                        | 66   | 5.61                             |
| Worcester, Worcester county.....   | 5,295                                  | 2,412                             | 352,444                       | 125  | 5.18                             |

## FARMS, HOMES, AND MORTGAGES.

TABLE 13.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR HOMES OCCUPIED BY OWNERS AND INCUMBERED IN BOSTON, BY WARDS.

| WARDS.                       | Average value of each incumbered home. | Average incumbrance on each home. | Total annual interest charge. | Average annual interest charge on each home. | Average annual rate of interest. |
|------------------------------|--|-----------------------------------|-------------------------------|--|----------------------------------|
| Boston, Suffolk county ..... | \$7,026                                | \$3,386                           | \$1,114,602                   | \$174  | 5.14                             |
| Ward 1 .....                 | 3,354                                  | 1,560                             | 37,768                        | 88   | 5.64                             |
| Ward 2 .....                 | 3,426                                  | 1,461                             | 13,751                        | 81   | 5.54                             |
| Ward 3 .....                 | 4,513                                  | 1,782                             | 14,536                        | 94   | 5.30                             |
| Ward 4 .....                 | 3,268                                  | 1,489                             | 11,982                        | 82   | 5.47                             |
| Ward 5 .....                 | 7,054                                  | 3,080                             | 17,321                        | 163  | 5.31                             |
| Ward 6 .....                 | 6,345                                  | 2,486                             | 5,274                         | 129  | 5.17                             |
| Ward 7 .....                 | 7,325                                  | 3,617                             | 9,331                         | 191  | 5.27                             |
| Ward 8 .....                 | 7,249                                  | 3,862                             | 13,315                        | 208  | 5.38                             |
| Ward 9 .....                 | 17,272                                 | 7,288                             | 18,211                        | 344  | 4.71                             |
| Ward 10 .....                | 23,420                                 | 9,103                             | 8,850                         | 421  | 4.63                             |
| Ward 11 .....                | 21,474                                 | 10,690                            | 196,749                       | 492  | 4.60                             |
| Ward 12 .....                | 9,232                                  | 3,707                             | 2,919                         | 195  | 5.25                             |
| Ward 13 .....                | 4,078                                  | 1,608                             | 10,891                        | 88   | 5.46                             |
| Ward 14 .....                | 4,367                                  | 2,189                             | 38,408                        | 117  | 5.35                             |
| Ward 15 .....                | 4,391                                  | 1,896                             | 27,385                        | 103  | 5.43                             |
| Ward 16 .....                | 7,126                                  | 3,195                             | 8,979                         | 160  | 5.02                             |
| Ward 17 .....                | 8,968                                  | 4,765                             | 42,077                        | 248  | 5.19                             |
| Ward 18 .....                | 11,215                                 | 5,783                             | 60,848                        | 291  | 5.03                             |
| Ward 19 .....                | 4,140                                  | 2,098                             | 18,466                        | 114  | 5.43                             |
| Ward 20 .....                | 5,570                                  | 2,875                             | 42,458                        | 152  | 5.27                             |
| Ward 21 .....                | 7,707                                  | 3,879                             | 99,088                        | 193  | 5.10                             |
| Ward 22 .....                | 10,954                                 | 5,392                             | 68,418                        | 263  | 4.88                             |
| Ward 23 .....                | 5,418                                  | 2,548                             | 124,992                       | 137  | 5.36                             |
| Ward 24 .....                | 5,403                                  | 2,655                             | 172,270                       | 143  | 5.40                             |
| Ward 25 .....                | 7,333                                  | 3,111                             | 49,915                        | 175  | 5.61                             |









