



LendingTree Reveals the Cities with the Highest Share of Vacation, Investment and Second Homes

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New LendingTree study ranks cities by non-owner occupied mortgage originations

CHARLOTTE, N.C., June 11, 2018 /PRNewswire/ -- [LendingTree®](#), the nation's leading online loan marketplace, today released its [study](#) on which cities have the highest share of vacation, investment and second homes.

The current housing market is characterized by low inventory for both new and existing homes. With current owners who are willing to sell in short supply, rising interest rates may further exacerbate this issue. Rising rates create a "lock-in" effect where current owners are dissuaded from selling and moving as their new home would come with a higher rate if financed. In the new market, homebuilders are facing rising prices for inputs and labor, which are eroding their profit margins. This is particularly acute for lower-priced homes that are not being built fast enough.

In this environment, every unit of inventory makes a difference for homebuyers. LendingTree's study looks at the share of mortgages made for non-owner occupied properties to gauge their impact on inventory.

LendingTree analysts ranked the top 50 metros by the share of non-owner occupied loans based on the recently released HMDA data for 2017. Non-owner occupied properties are either vacation homes, investment properties or second homes. The study also looks at the average loan amounts for owners and non-owners.

Key findings from the study include:

- There is a clear regional break. Cities with the most non-owner occupied properties were located in the South or the West, while those with the least are in Northeast and Midwest.
- Southern cities may be attracting investors due to low prices and growing populations. Many residents in Southern cities may not be able to access home ownership due to lower median salaries, creating a ready pool of renters.
- In the West, the opportunity for rapid price appreciation is likely attracting investors. But high prices also suppress homeownership, creating a pool of renters.
- In the Northeast and Midwest, affordable homes mean the opportunity to be a homeowner is high and less appreciation attracts less investors.
- The homeownership rate in the top 10 cities is an average 59 percent compared with just 67 percent in the bottom 10. Even Detroit, a city often cited as having a challenging housing market, has a homeownership rate above all the top 10 cities.

Cities with most non-owner occupied mortgages

#1 Oklahoma City

- Share of Non-Owner Occupied Mortgages: 15.4%
- Non-Owner Occupied Average Loan Size: \$193,000
- Owner Occupied Average Loan Size: \$182,000

#2 Philadelphia

- Share of Non-Owner Occupied Mortgages: 14.6%
- Non-Owner Occupied Average Loan Size: \$245,000
- Owner Occupied Average Loan Size: \$225,000

#3 Memphis, Tenn

- Share of Non-Owner Occupied Mortgages: 14.6%
- Non-Owner Occupied Average Loan Size: \$126,000
- Owner Occupied Average Loan Size: \$192,000

10 places with the most non-owner occupied mortgages



Cities with the least non-owner occupied mortgages

#48 Hartford, Conn.

- Share of Non-Owner Occupied Mortgages: 5.9%
- Non-Owner Occupied Average Loan Size: \$237,000
- Owner Occupied Average Loan Size: \$215,000

#49 Cleveland

- Share of Non-Owner Occupied Mortgages: 5.7%
- Non-Owner Occupied Average Loan Size: \$124,000
- Owner Occupied Average Loan Size: \$167,000

#50 Detroit

- Share of Non-Owner Occupied Mortgages: 5.2%
- Non-Owner Occupied Average Loan Size: \$115,000
- Owner Occupied Average Loan Size: \$163,000

10 places with the least non-owner occupied mortgages



To view the full report, visit: <https://www.lendingtree.com/home/mortgage/cities-with-the-highest-share-of-vacation-investment-and-second-homes/>.

Places ranked by share of non-owner occupied mortgages

Rank	Metro	Non Owner %	Non-owner Average Loan Amount	Owner Average Loan Amount	Non-Owner Average Applicant Income	Owner Average Applicant Income
1	Oklahoma City	15.4%	\$193,000	\$182,000	\$86,000	\$87,000
2	Philadelphia	14.6%	\$245,000	\$225,000	\$116,000	\$102,000
3	Memphis, Tenn.	14.6%	\$126,000	\$192,000	\$128,000	\$88,000
4	Miami	14.5%	\$382,000	\$302,000	\$283,000	\$119,000
5	San Francisco	13.9%	\$695,000	\$819,000	\$326,000	\$257,000
6	New Orleans	13.4%	\$217,000	\$219,000	\$127,000	\$98,000
7	Las Vegas	12.9%	\$205,000	\$258,000	\$142,000	\$91,000
8	New York	12.5%	\$533,000	\$423,000	\$252,000	\$163,000
9	Los Angeles	12.5%	\$565,000	\$501,000	\$267,000	\$163,000
10	Riverside, Calif.	12.2%	\$280,000	\$290,000	\$185,000	\$109,000
11	Orlando, Fla.	11.5%	\$227,000	\$230,000	\$157,000	\$91,000
12	Boston	11.4%	\$560,000	\$397,000	\$189,000	\$148,000
13	San Diego	11.2%	\$444,000	\$458,000	\$227,000	\$141,000
14	Sacramento, Calif.	10.9%	\$310,000	\$319,000	\$217,000	\$113,000
15	Austin, Texas	10.8%	\$255,000	\$279,000	\$204,000	\$326,000
16	San Jose, Calif.	10.4%	\$569,000	\$686,000	\$288,000	\$203,000
17	Phoenix	10.0%	\$239,000	\$245,000	\$168,000	\$91,000
18	Virginia Beach, Va.	10.0%	\$205,000	\$244,000	\$123,000	\$82,000
19	Nashville, Tenn.	9.8%	\$246,000	\$250,000	\$164,000	\$96,000
20	Kansas City, Mo.	9.5%	\$192,000	\$200,000	\$116,000	\$235,000
21	St., Louis	9.4%	\$153,000	\$193,000	\$101,000	\$127,000
22	Providence, R.I.	9.4%	\$294,000	\$243,000	\$189,000	\$96,000
23	Tampa, Fla.	9.4%	\$200,000	\$217,000	\$152,000	\$90,000
24	Seattle	9.1%	\$402,000	\$422,000	\$189,000	\$135,000
25	Jacksonville, Fla.	8.9%	\$191,000	\$221,000	\$158,000	\$88,000
26	Dallas	8.9%	\$224,000	\$269,000	\$177,000	\$121,000
27	Portland, Ore.	8.8%	\$288,000	\$306,000	\$180,000	\$ 106,000
28	Chicago	8.6%	\$239,000	\$266,000	\$161,000	\$121,000
29	Raleigh, N.C.	8.5%	\$183,000	\$251,000	\$150,000	\$103,000
30	Houston	8.5%	\$230,000	\$241,000	\$155,000	\$115,000
31	Denver	8.4%	\$284,000	\$316,000	\$162,000	\$106,000
32	San Antonio	8.4%	\$180,000	\$214,000	\$140,000	\$91,000
33	Milwaukee	8.0%	\$258,000	\$ 209,000	\$115,000	\$101,000
34	Charlotte, N.C.	8.0%	\$178,000	\$235,000	\$145,000	\$95,000
35	Atlanta	7.9%	\$208,000	\$235,000	\$151,000	\$97,000
36	Richmond, Va.	7.5%	\$191,000	\$236,000	\$113,000	\$91,000
37	Baltimore	7.3%	\$224,000	\$301,000	\$170,000	\$113,000
38	Washington	7.3%	\$322,000	\$406,000	\$173,000	\$139,000
39	Birmingham, Ala.	6.9%	\$175,000	\$196,000	\$116,000	\$86,000
40	Minneapolis	6.9%	\$226,000	\$241,000	\$130,000	\$102,000
41	Salt Lake City	6.8%	\$239,000	\$266,000	\$171,000	\$89,000
42	Louisville, Ky.	6.5%	\$230,000	\$180,000	\$108,000	\$81,000
43	Columbus, Ohio	6.4%	\$230,000	\$199,000	\$128,000	\$95,000
44	Buffalo, N.Y.	6.4%	\$294,000	\$154,000	\$127,000	\$81,000
45	Pittsburgh	6.4%	\$161,000	\$177,000	\$113,000	\$93,000
46	Cincinnati	6.3%	\$161,000	\$183,000	\$134,000	\$91,000
47	Indianapolis	6.2%	\$169,000	\$185,000	\$154,000	\$92,000
48	Hartford, Conn.	5.9%	\$237,000	\$215,000	\$142,000	\$102,000
49	Cleveland	5.7%	\$124,000	\$167,000	\$134,000	\$92,000
50	Detroit	5.2%	\$115,000	\$163,000	\$138,000	\$83,000

About LendingTree

LendingTree (NASDAQ: TREE) is the nation's leading online loan marketplace, empowering consumers as they comparison-shop across a full suite of loan and credit-based offerings. LendingTree provides an online marketplace which connects consumers with multiple lenders that compete for their business, as well as an array of online tools and information to help consumers find the best loan. Since inception, LendingTree has facilitated more than 65 million loan requests. LendingTree provides free monthly credit scores through My LendingTree and access to its network of over 500 lenders offering home loans, personal loans, credit cards, student loans, business loans, home equity loans/lines of credit, auto loans and more. LendingTree, LLC is a subsidiary of LendingTree, Inc. For more information go to www.lendingtree.com, dial 800-555-TREE, like our Facebook page and/or follow us on Twitter @LendingTree.

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