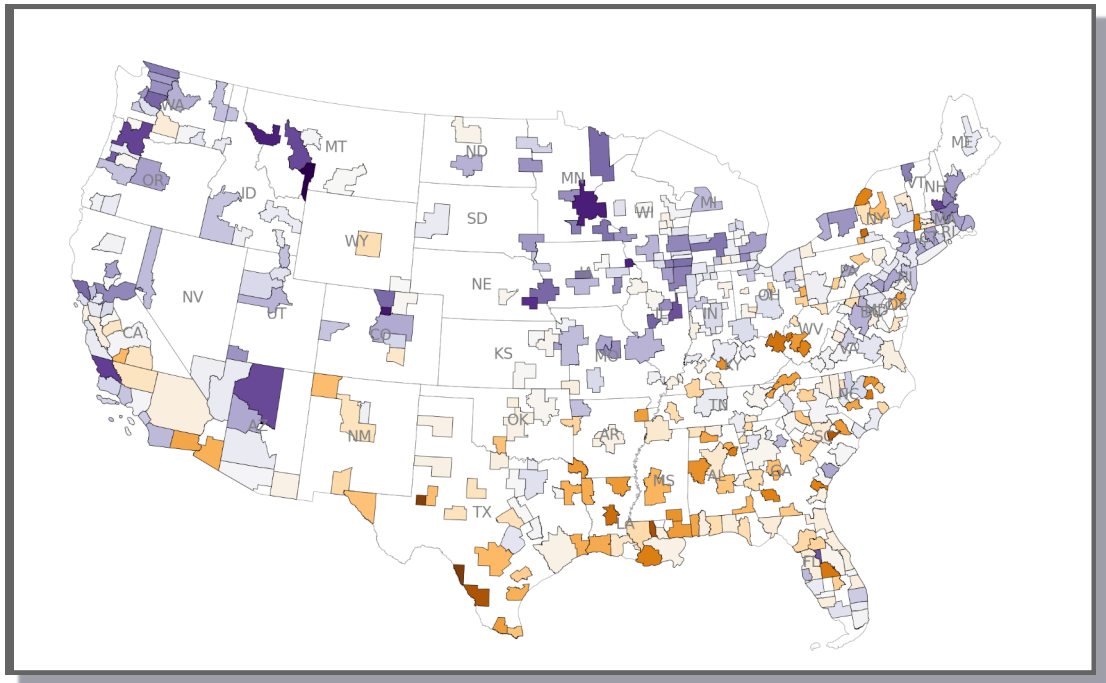




Who Benefits from Government Mortgage Guarantees?

Geographic Patterns in the Secondary Market Distribution of Mortgage Loans



Center for Mortgage Access Report

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November 4, 2025

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New Estimates of Local Secondary Market Shares

The Center for Mortgage Access has recently produced new estimates of secondary market shares for states and metropolitan areas in 2024. The database, covering 466 metropolitan areas and non-metropolitan portions of states is available on our website. Background characteristics of the areas are available as well. These data provide a combination of geographic coverage, mortgage detail, and accuracy not previously available. The methods used, including caveats and data limitations are described in Appendices A and B.

This report utilizes this new resource to examine the extent to which Fannie Mae and Freddie Mac are serving mortgage borrowers in different areas of the country. These agencies guarantee and securitize about half of all residential mortgages. Both have been under government conservatorship since the 2008 financial crisis and today their policies are largely aligned and controlled by their federal regulator. Hence, this report treats the two as a single entity, the Government Sponsored Enterprises (GSEs). In order to focus on mortgages potentially eligible for purchase by the GSEs, the sample is limited to single-family, first-lien purchase and refinance mortgages for owner-occupied homes within the conforming loan amount limit required for GSE eligibility.

Summary

The GSE charters mandate that Fannie Mae and Freddie Mac "promote access to mortgage credit throughout the Nation." Nonetheless, GSE market shares vary widely across the fifty States, from 17% in Eagle Pass, TX to 67% in Boulder, CO.¹

Several broad geographic patterns stand out. GSE shares are lowest in the South, Southwest, and Puerto Rico. The characteristics most strongly associated with lower area GSE shares are lower incomes (relative to national levels), smaller loan amounts, more manufactured housing, and a larger Black and Hispanic population. Low GSE shares are also more common where smaller lenders play a larger role and where there are fewer low-income borrowers (defined relative to area median income).

These patterns are evident in maps of GSE shares, in area-level plots of GSE shares versus explanatory factors, and when examining the characteristics of areas with the lowest and highest GSE shares. While this descriptive analysis does not establish causal relationships, the findings reveal substantial regional disparities that warrant further investigation.

¹ A number of areas with large military bases and in Puerto Rico have even lower GSE shares.

Findings

Broad National Patterns

Analysis of secondary market shares across metropolitan areas and non-metropolitan portions of states reveals several patterns.

- In the contiguous United States, GSE shares are lowest in the South and Southwest (Map 1).
- GSE Shares are especially low in Puerto Rico (Table 1a).
- GSE shares are lowest in areas where borrowers have smaller mortgages (Figure 1a) and lower average income (Figure 1b).
- GSE shares are lowest in areas with larger Black and Hispanic populations. (Figure 1c)
- GSE shares are lowest in areas where manufactured housing is more common (Figure 1d).
- GSE shares are larger in areas with greater shares of low-income borrowers (Figure 1e). However the impact is only evident in areas with above-average low-income shares.
- GSE shares are larger in areas where the largest lenders have a greater market share (Figure 1f).

Similar patterns are seen at the state and regional levels

- At the state level, GSE shares are lowest in the South and Southwest with the five lowest shares in Mississippi, West Virginia, Alabama, Louisiana, and New Mexico (Map 2)
- Across census regions, the GSE share is 38% in the South, 48% in the West, and 51% in both the Northeast and Midwest.

40 Areas with the lowest GSE market shares

This ranking examines 441 metropolitan areas and non-metropolitan portions of states that encompass the 50 States, the District of Columbia, and Puerto Rico.² Table 1a displays the ranking and Table 2a reports characteristics of these areas.

Most areas are in the South, Southwest, or Puerto Rico.

- 20 of the 40 with the lowest GSE shares are in the South
- 8 are in the Southwest
- 7 are in Puerto Rico
- 5 are elsewhere

Borrowers' incomes and the size of their mortgages are lower than average, but so are the shares of low-income borrowers

- All 40 have average borrower loan amounts below the US average.
- All but one (Ithaca, NY) have average borrower income below the US average
- 27 of 40 have shares of low-income borrowers below the US average.
- Because federal regulations define “low income” relative to area median income, areas with below-average incomes may nonetheless have relatively few borrowers who meet the regulatory definition of “low income.”

Borrowers in these areas tend to use smaller lenders and are more likely to live in manufactured housing

- In 35 of 40 areas, borrowers are less likely to borrow from the largest national lenders (with loan volume greater than 75,000).
- 30 areas have a share of manufactured housing above the US average.

The share of minority borrowers is above average

- 30 of 40 have higher Black and Hispanic population shares than the national average.

²The 25 areas with the highest Department of Veterans Affairs (VA) loan shares, typically areas hosting large military bases, were dropped from the ranking, reducing the data set from 466 areas to 441. Had they been included, they would make up 17 of the 40 areas with the lowest GSE shares. These areas were dropped because GSE and VA loans do not generally compete with each other, as VA loans usually offer better terms and lower pricing to those eligible. Full details are provided in Appendix C.

40 Areas with the highest GSE market shares

Table 1b displays the ranking of areas with the highest GSE market shares and Table 2b reports characteristics of these areas.

Very few are in the South or Southwest

- 1 is in the South (Wildwood FL)
- 1 is in the Southwest (Flagstaff AZ)

Most have a smaller minority population

- 35 of 40 areas with the highest GSE shares have Black and Hispanic population shares below the national average.

Borrowers are modestly less likely to live in manufactured housing or to use large national lenders

- In 29 of 40, the manufactured housing share is below the national average.
- In 26 of 40, borrowers are less likely to borrow from the largest national lenders (with loan volume greater than 75,000).

No strong patterns in income or loan amount

In the areas with the highest GSE shares, there is no strong tendency for borrowers to have incomes and loan amounts above or below the national average, although a few (Seattle WA, Cambridge MA, and San Luis Obispo CA) are especially far above average.

- 18 of 40 have loan amounts above the national average
- 22 of 40 have average income above the national average
- 22 of 40 have low-income shares above the national average

Discussion

Geographic Patterns

This analysis quantifies broad national patterns and identifies areas with especially high or low shares of GSE mortgages. The overall geographic pattern is that GSE shares of the mortgage market are lowest in the South, Southwest, and Puerto Rico (Maps 1 and 2).

The areas with the lowest GSE shares, ranging from 5% to 14%, are all in Puerto Rico (Table 1a). Among the 50 States and the District of Columbia, the areas with the lowest GSE shares, ranging from 17% to 20%, are Eagle Pass TX, Odessa TX, and Hammond LA.³ The nationwide average GSE share is 45%. At the other end of the spectrum the areas with the highest GSE shares, ranging from 65% to 67%, are Boulder CO, Bozeman MT, and Minneapolis MN (Table 1b).

Local GSE shares are shaped by a range of factors, including both borrower characteristics and GSE operational policies, which this report can only begin to disentangle. In some areas, low shares may reflect borrower characteristics such as credit scores or the ability to make a down payment, factors largely beyond GSE control. In other cases, low shares may stem from institutional factors within the control of the GSEs, such as the extent to which local lenders maintain business relationships with Fannie Mae and Freddie Mac. Identifying areas with unusually high or low GSE shares may also help to reveal less visible influences on market outcomes.

Minority Share, Income, and Loan Amount

GSE shares are substantially lower in areas characterized by smaller mortgage amounts (Figure 1a), lower incomes (Figure 1b), and larger Black and Hispanic populations (Figure 1c). Notably, despite the GSE mandate to serve low-income borrowers, areas with below-average incomes tend to have less GSE investment. This seemingly paradoxical result derives from the fact that federal regulations define “low income” relative to area medians rather than national ones. For example, a family earning \$84,880, well below the national average for mortgage borrowers, exceeds the \$54,160 low-income threshold in Laredo, TX, yet precisely meets the \$84,880 threshold in Atlanta, GA. While this geographic paradox aligns with regulatory design, its implications for market access can be counterintuitive.

Several factors may explain why GSE mortgages are less common in areas with lower incomes and smaller mortgages. In lower-cost housing markets, the high fixed costs of originating loans for sale to the secondary market make small mortgages less profitable. One study found that small-dollar mortgages are three times more likely to remain in lender portfolios rather than to be sold to the GSEs or other secondary market institutions.⁴ The GSEs’ strict documentation re-

³ A number of areas with large military bases have even lower GSE shares. See Appendix C.

⁴ McCargo, Alanna, Bing Bai, Taz George, and Sarah Stochak. “Small-dollar mortgages for single-family residential properties.” Urban Institute (2018). The definition of small-dollar mortgages includes only the smallest 3-4%.

quirements can disadvantage borrowers with seasonal, gig, or self-employment income, patterns more common in less urban areas.

The mechanisms underlying lower GSE participation in areas with larger Black and Hispanic populations remain unclear, although this is consistent with the longstanding tendency for the GSEs to acquire a smaller share of loans from Black and Hispanic borrowers than do other institutions.

Low-Income Share, Manufactured Housing, and Smaller Lenders

GSE shares are highest in areas with the most low-income borrowers (Figure 1e), consistent with the statutory requirement for the GSEs to make approximately a quarter of their loans to borrowers at or below 80% of area median income.⁵ However, the association is relatively modest, with the figure showing little increase in the GSE shares until the low-income share rises above the national average.

GSE shares are lowest in areas where manufactured housing is more common (Figure 1d). With limited exceptions, the GSEs do not make the chattel loans (loans not backed by land) that are often used to finance this type of housing. GSE shares are highest when large national lenders hold larger shares of the market (Figure 1f). Larger lenders usually have established relationships with the GSEs, while smaller lenders face greater barriers to secondary market participation.⁶

Policy Implications

This descriptive analysis does not establish causal relationships. Nevertheless, the findings reveal substantial regional disparities that warrant further investigation. The GSE charters mandate that Fannie Mae and Freddie Mac “promote access to mortgage credit throughout the Nation (including central cities, rural areas, and underserved areas).” This statutory obligation raises questions about why GSE-backed products are less accessible in lower-income regions.

Lower GSE shares imply larger shares of Federal Housing Administration (FHA), Department of Veterans Affairs (VA), Rural Housing Service (RHS), and portfolio loans, with an increased FHA share accounting for the largest proportion of the shift. The concentration of FHA loans in lower-income areas is arguably a satisfactory outcome, despite the fact that FHA loans are typically more expensive due to their high mortgage insurance premiums. Indeed, recent policy proposals have suggested reducing GSE support to low- and moderate-income households, with the rationale that FHA is better suited to serve this market segment.⁷ However, the GSEs operate un-

⁵ Currently, the standard is 28% and 26% of loans they acquire should be from low-income home purchase and refinance borrowers, respectively. See FHFA, 2024 Annual Housing Report, <https://www.fhfa.gov/document/annual-housing-report-2024>.

⁶ See the Independent Community Bankers of America position statements “GSE Lending: Operational Concerns,” and “Access the Government-Sponsored Secondary Mortgage Market”. <https://www.icba.org/our-positions-a-z>

⁷ See, Federal Housing Finance Administration (FHFA), “2026-2028 Enterprise Housing Goals: Proposed Rule,”

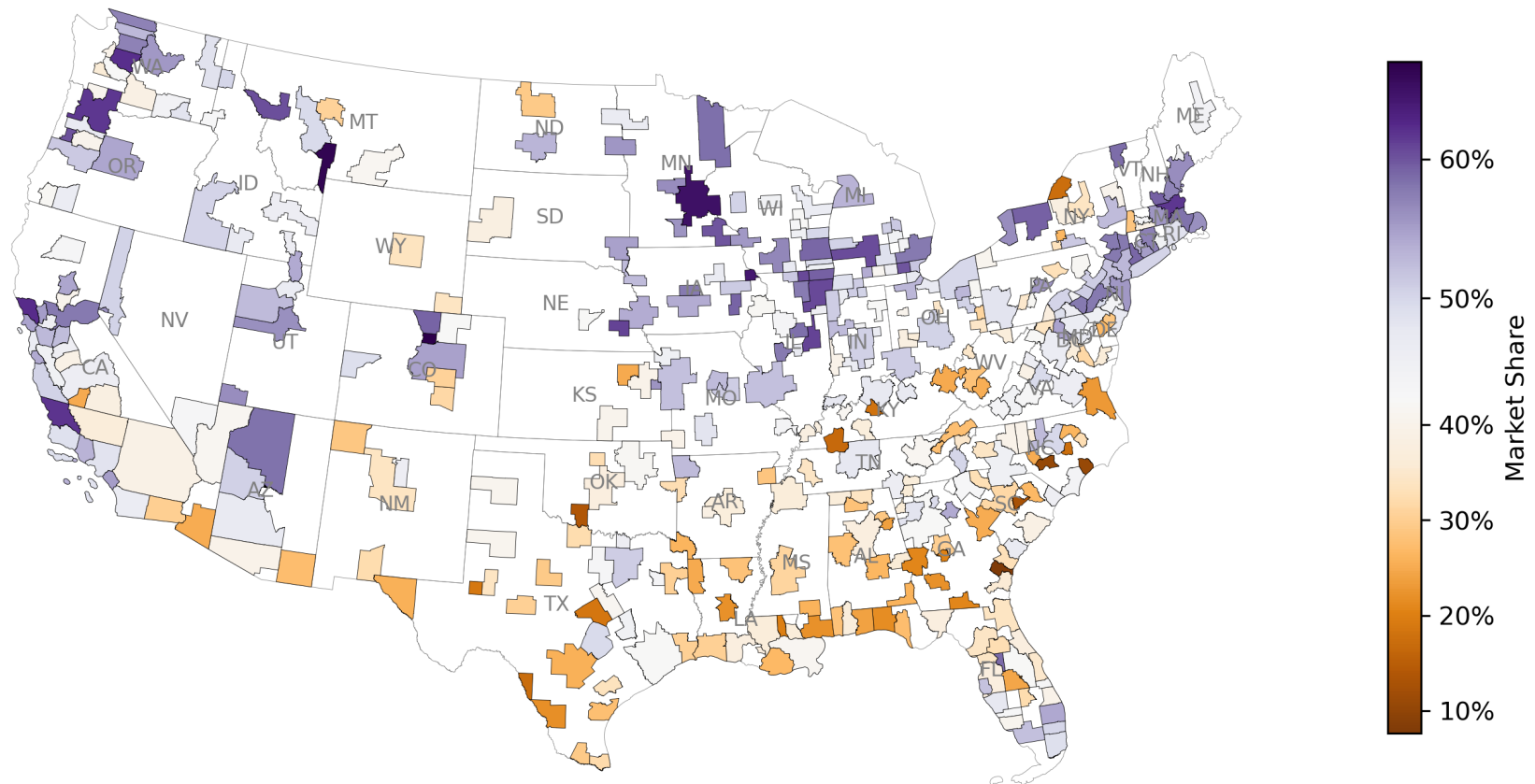
der explicit Congressional mandates to serve low- and moderate-income borrowers, while the FHA does not. The FHA functions as an alternative credit channel for borrowers with limited down payment capacity or non-traditional credit histories, but it lacks a comparable statutory duty to ensure equitable access.

The GSEs possess unique access to the data and analytical resources necessary to diagnose the underlying drivers of these geographic disparities. Further analysis could determine the extent to which observed patterns reflect exogenous market conditions versus operational factors within their control. Given their informational advantages and statutory obligations, the GSEs are best positioned to identify operational changes that could expand access to borrowers in underserved markets.

<https://www.federalregister.gov/documents/2025/10/02/2025-19428/2026-2028-enterprise-housing-goals>

Figures and Tables

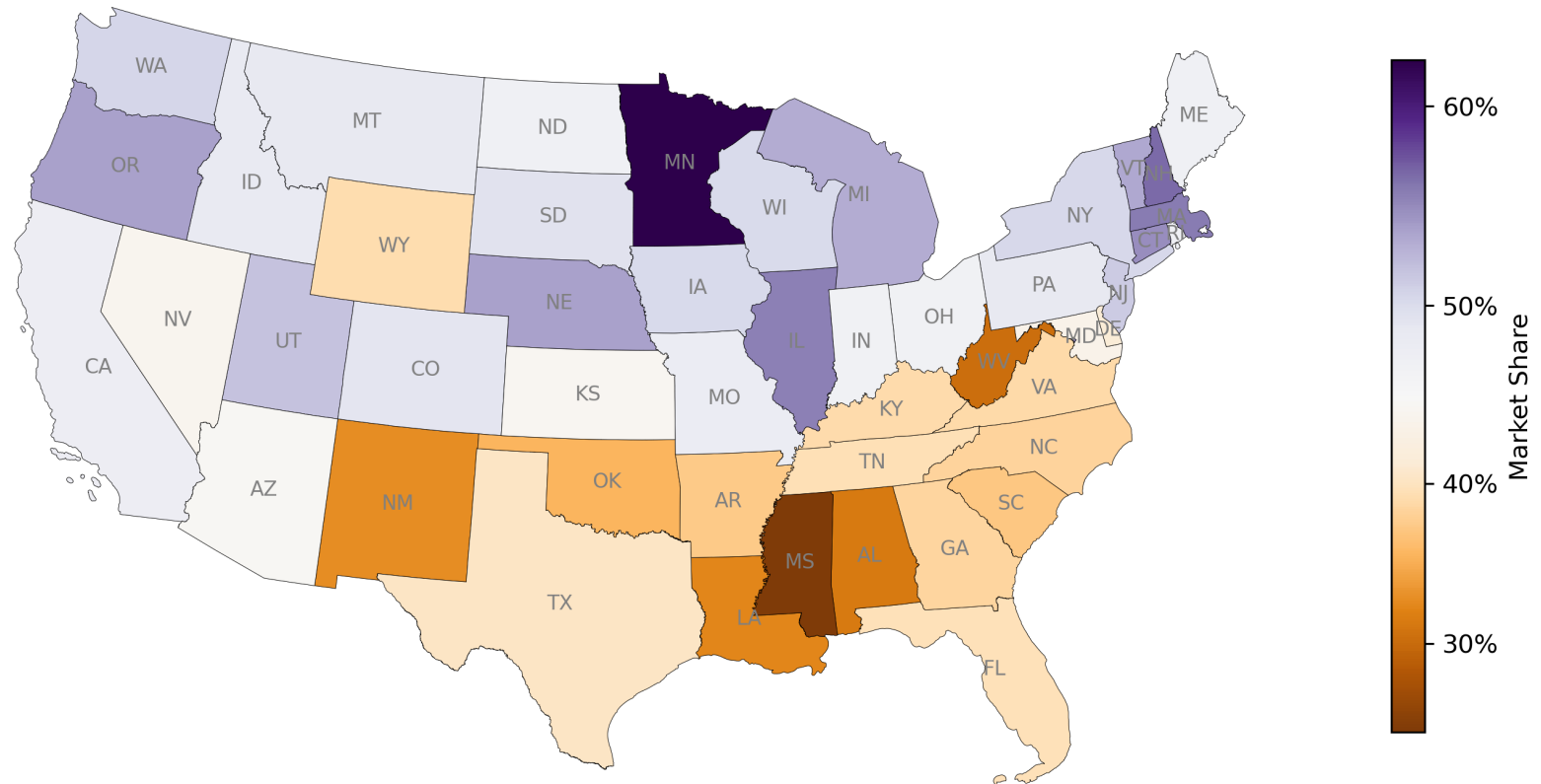
Map 1
Less GSE Mortgage Investment in Southern U.S. Metro Areas



Source: 2024 HMDA data, author's tabulations.

Map 2

GSE Market Share: Southern States Trail Other Regions (38% vs. 48%-51%)



Source: 2024 HMDA data, author's tabulations.

Figure 1a
GSE Investment Increases with Loan Size

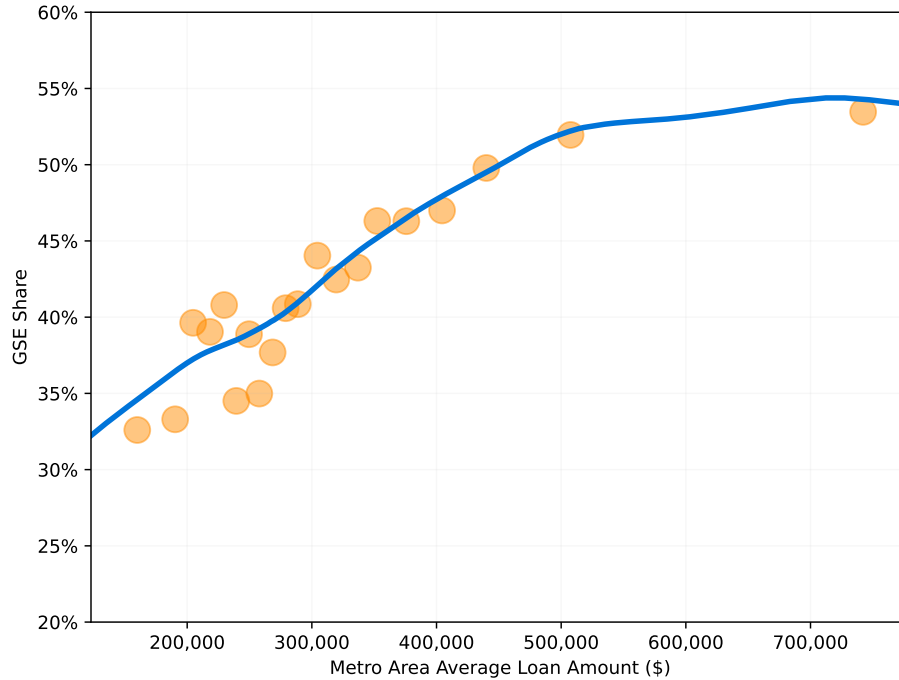
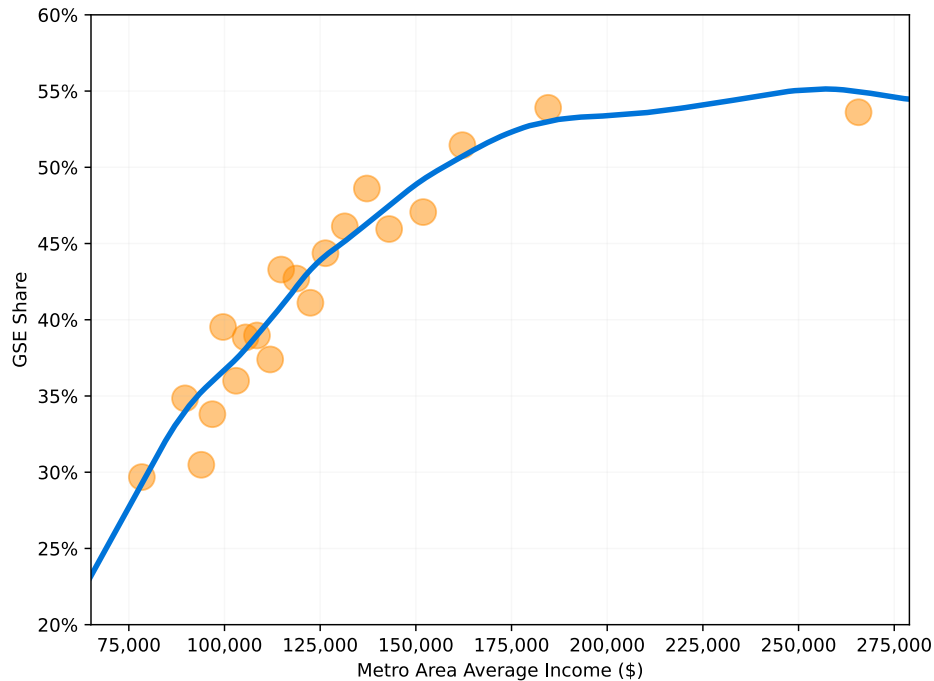


Figure 1b
GSE Investment Increases with Income



Note: These figures are binscatter diagrams. Each dot, or bin, represents 5% of areas, categorized by percentiles of the the variable shown on the horizontal axis. The figures plots within-bin averages. The fitted line was estimating using LOWESS locally weighted regressions fitted to the underlying area-level data, with the default settings of the Python statsmodels package.

Source: 2024 HMDA.

Figure 1c
GSE Investment Decreases with Black and Hispanic Population

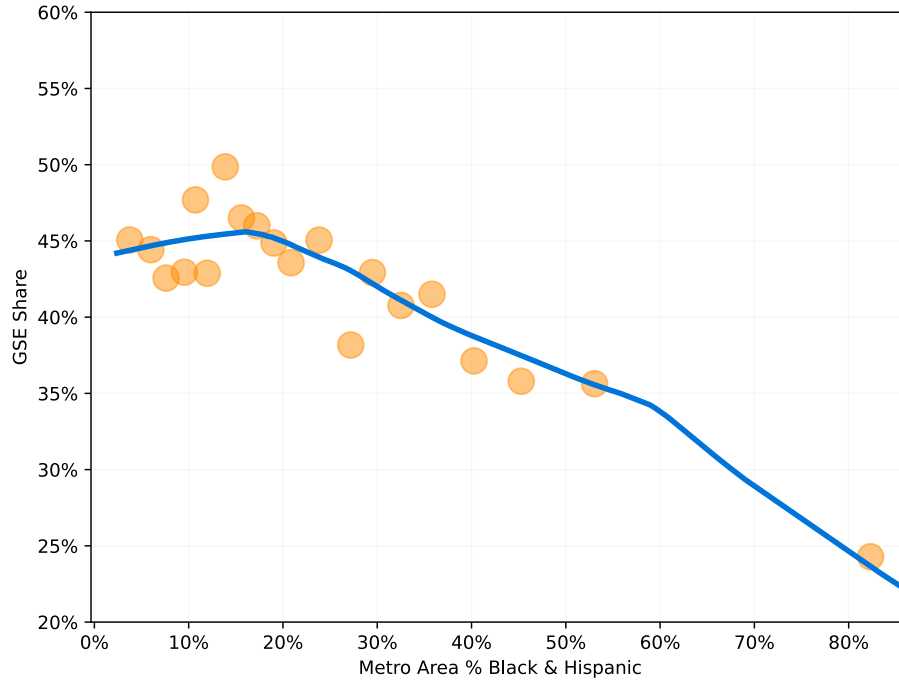
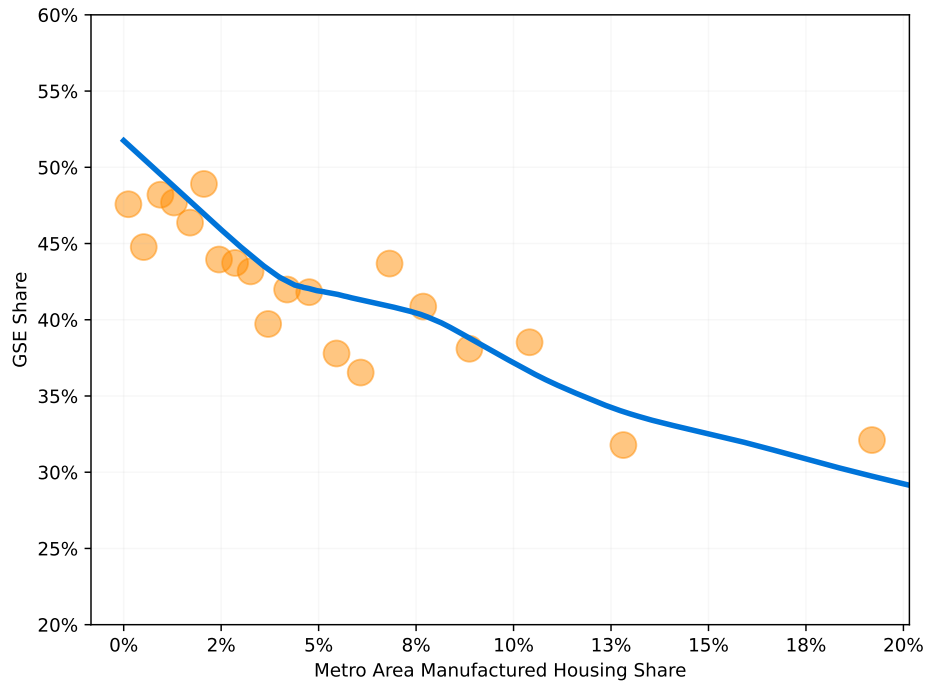


Figure 1d
GSE Investment Decreases when Manufactured Housing is Common



Note: These figures are binscatter diagrams. Each dot, or bin, represents 5% of areas, categorized by percentiles of the the variable shown on the horizontal axis. The figures plots within-bin averages. The fitted line was estimating using LOWESS locally weighted regressions fitted to the underlying area-level data, with the default settings of the Python statsmodels package.

Source: 2024 HMDA, 2023 ACS 5-year file.

Figure 1e
GSE Investment Increases with Low-Income Borrower Share

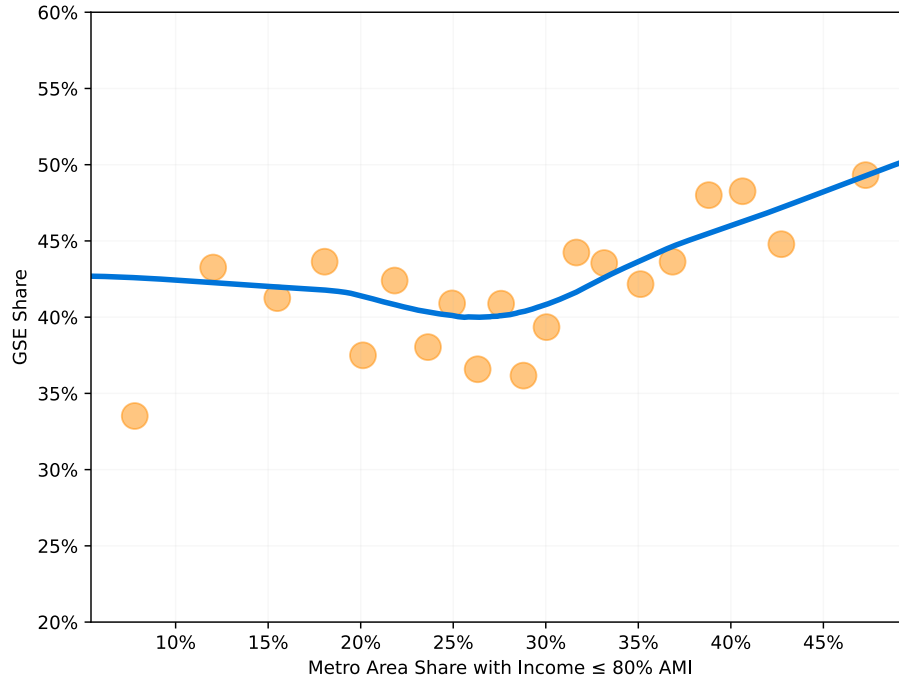
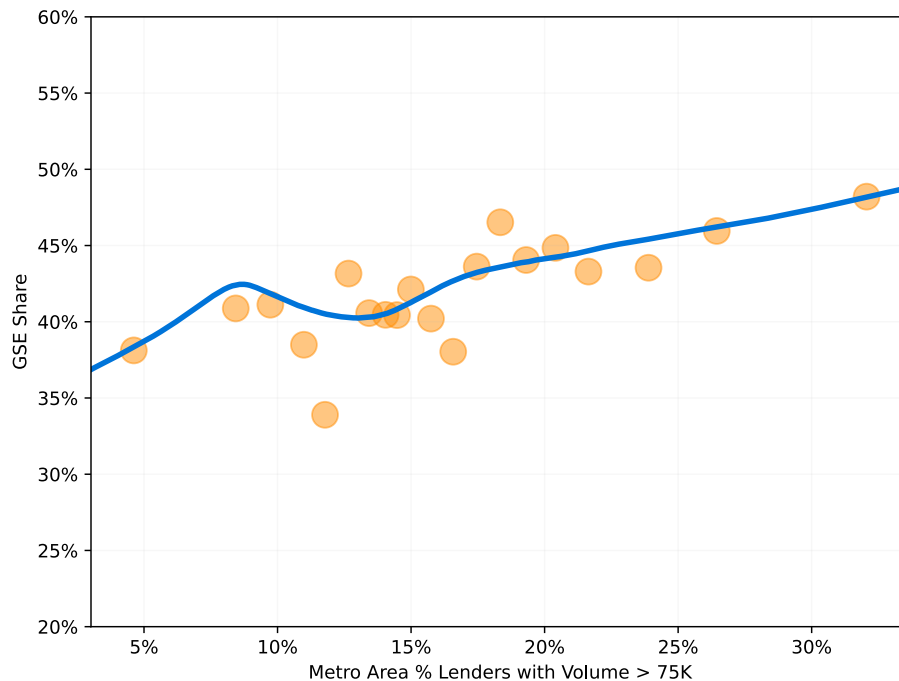


Figure 1f
GSE Investment Increases when Large Lenders are Common



Note: These figures are binscatter diagrams. Each dot, or bin, represents 5% of areas, categorized by percentiles of the the variable shown on the horizontal axis. The figures plots within-bin averages. The fitted line was estimating using LOWESS locally weighted regressions fitted to the underlying area-level data, with the default settings of the Python statsmodels package.

Source: 2024 HMDA.

Table 1a
Least GSE Investment in South, Southwest, and Puerto Rico

	GSE Share	FHA	VA	RHS	Portf
1. Non-metro, PR	4.8%	45.6%	9.2%	23.2%	17.3%
2. Arecibo, PR	7.1%	43.6%	5.8%	12.4%	31.1%
3. Aguadilla, PR	7.5%	32.8%	14.4%	10.9%	34.4%
4. San Juan-Bayamon-Cag..PR	7.6%	50.2%	6.7%	11.7%	23.8%
5. Guayama, PR	8.5%	51.5%	3.0%	27.3%	9.7%
6. Mayaguez, PR	9.5%	45.8%	8.8%	12.4%	23.5%
7. Ponce, PR	14.4%	57.2%	6.4%	8.1%	13.9%
8. Eagle Pass, TX	17.0%	53.3%	10.1%	4.7%	14.5%
9. Odessa, TX	18.8%	55.4%	5.5%	0.0%	18.9%
10. Hammond, LA	19.9%	37.1%	14.4%	7.4%	19.3%
11. Non-metro, LA	20.1%	28.2%	17.2%	8.7%	23.3%
12. Non-metro, MS	20.2%	26.3%	13.5%	6.2%	31.1%
13. Laredo, TX	21.8%	61.1%	8.5%	0.0%	7.9%
14. Albany, GA	22.1%	38.0%	26.7%	1.6%	11.2%
15. Gulfport-Biloxi, MS	22.1%	28.4%	32.3%	2.7%	13.7%
16. Alexandria, LA	22.2%	32.3%	19.0%	5.5%	20.1%
17. Anniston-Oxford, AL	23.8%	35.3%	19.3%	5.2%	15.8%
18. Non-metro, AL	24.5%	26.6%	19.6%	5.4%	22.4%
19. Lakeland-Winter Have..FL	24.6%	50.2%	14.0%	0.4%	10.1%
20. Huntington-Ash..WV-KY-OH	24.7%	26.0%	12.7%	5.1%	30.9%
21. Hanford-Corcoran, CA	24.8%	37.2%	31.0%	0.6%	5.8%
22. Shreveport-Bossier C..LA	24.9%	29.5%	27.6%	2.5%	15.1%
23. Non-metro, FL	24.9%	31.3%	17.7%	1.3%	23.4%
24. Augusta-Richmond ..GA-SC	25.1%	22.8%	36.4%	1.1%	14.4%
25. Yuma, AZ	25.2%	37.4%	27.7%	3.3%	6.0%
26. Beckley, WV	25.4%	25.5%	15.9%	5.8%	27.4%
27. El Paso, TX	25.6%	30.6%	30.9%	0.0%	12.6%
28. San Antonio-New Brau..TX	25.8%	29.9%	28.0%	0.6%	15.2%
29. Dothan, AL	25.8%	24.4%	27.7%	3.6%	18.2%
30. Hattiesburg, MS	25.9%	28.4%	18.6%	4.4%	21.7%
31. Texarkana, TX-AR	26.1%	29.0%	19.2%	3.0%	20.6%
32. Rocky Mount, NC	26.1%	33.0%	17.5%	1.5%	21.7%
33. Non-metro, KY	26.1%	28.5%	14.4%	4.8%	26.0%
34. Montgomery, AL	26.5%	29.2%	28.8%	0.7%	14.2%
35. Ithaca, NY	26.5%	6.4%	2.2%	0.0%	63.6%
36. Houma-Bayou Cane-Thi..LA	26.6%	33.4%	10.1%	10.4%	18.8%
37. Dover, DE	26.8%	34.0%	26.8%	0.4%	11.6%
38. Florence, SC	26.8%	31.7%	18.0%	2.3%	19.8%
39. Non-metro, AR	27.2%	24.2%	15.9%	9.0%	22.5%
40. Non-metro, NM	27.2%	28.6%	22.7%	0.6%	20.3%
US Average	44.5%	21.9%	13.7%	0.9%	18.3%

Note: Market share among first lien, purchase and refinance mortgages within the GSE conforming amount limit, for one-unit owner-occupied homes, by metropolitan statistical area, metropolitan division, and non-metropolitan portion of states. Also shown are shares of Federal Housing Administration (FHA), Department of Veteran's Affairs (VA), Rural Housing Service (RHS), and loans retained by lenders for their own portfolio (Portf). Market share for private label securities (less than 1% nationally) are not shown. Areas with large military bases (the 25 with highest VA shares) are excluded.



Table 1b
Most GSE Investment in Northern U.S. and California

	GSE Share	FHA	VA	RHS	Portf
1. Boulder, CO	67.0%	6.2%	4.9%	0.0%	20.8%
2. Bozeman, MT	66.3%	11.0%	9.3%	0.0%	12.4%
3. Minneapolis-St. P., MN-WI	65.1%	11.8%	6.9%	0.2%	15.5%
4. Dubuque, IA	64.3%	6.2%	7.5%	0.1%	21.9%
5. Santa Rosa-Petaluma, CA	62.5%	11.0%	4.3%	0.0%	19.6%
6. Seattle-Bellevue-Ken., WA	62.2%	7.3%	5.2%	0.0%	23.0%
7. San Luis Obispo-Paso, CA	61.8%	9.5%	8.6%	0.1%	17.9%
8. Cambridge-Newton-Fra., MA	61.7%	8.3%	3.3%	0.0%	26.2%
9. Portland-Vancouver, OR-WA	61.6%	16.2%	8.5%	0.1%	12.1%
10. Lincoln, NE	61.1%	14.8%	10.6%	0.2%	13.1%
11. Champaign-Urbana, IL	61.0%	14.6%	8.5%	1.6%	13.7%
12. Chicago-Naperville-S., IL	60.6%	14.4%	4.9%	0.0%	19.0%
13. Grand Rapids-Wyoming, MI	60.6%	12.2%	6.1%	0.4%	19.9%
14. Missoula, MT	60.4%	8.5%	13.5%	0.2%	15.1%
15. Corvallis, OR	60.1%	9.9%	8.8%	0.4%	19.2%
16. Ann Arbor, MI	60.0%	7.6%	4.8%	0.2%	26.8%
17. Rochester, MN	59.9%	11.3%	7.5%	0.9%	20.1%
18. Lake County, IL	59.5%	12.1%	8.2%	0.0%	19.1%
19. Manchester-Nashua, NH	59.5%	12.2%	11.7%	0.0%	16.3%
20. Rochester, NY	59.4%	11.8%	4.7%	0.3%	23.4%
21. Iowa City, IA	59.2%	6.0%	6.1%	1.2%	27.6%
22. Fort Collins-Loveland, CO	59.1%	13.8%	9.3%	0.0%	17.2%
23. Bridgeport-Stamford, CT	59.1%	12.1%	3.1%	0.0%	24.7%
24. Milwaukee-Waukesha, WI	59.0%	10.3%	6.6%	0.0%	23.7%
25. Wildwood-The Village, FL	58.8%	9.3%	11.2%	0.1%	19.2%
26. Burlington-South Bur., VT	58.6%	6.9%	8.2%	0.2%	26.0%
27. Duluth, MN-WI	58.5%	11.5%	10.4%	0.7%	18.6%
28. Bloomington, IL	58.4%	11.7%	7.0%	0.7%	21.6%
29. Flagstaff, AZ	58.2%	13.0%	13.1%	0.2%	13.8%
30. Boston, MA	58.2%	10.6%	5.0%	0.0%	25.8%
31. Sacramento-Roseville, CA	57.9%	17.4%	8.5%	0.0%	14.5%
32. Ames, IA	57.9%	12.5%	10.3%	2.3%	16.7%
33. Warren-Troy-Farmington, MI	57.9%	12.6%	6.0%	0.2%	22.6%
34. Springfield, IL	57.9%	13.1%	11.8%	1.0%	16.1%
35. Lancaster, PA	57.9%	14.1%	6.1%	0.4%	20.9%
36. Montgomery County-Bu., PA	57.8%	11.8%	5.3%	0.1%	24.3%
37. Kingston, NY	57.8%	8.8%	4.3%	0.1%	28.4%
38. Kiryas Joel-Poughkeepsie, NY	57.8%	13.8%	4.9%	0.0%	23.0%
39. Elgin, IL	57.7%	17.5%	6.4%	0.1%	17.4%
40. Hartford-West Hartford, CT	57.2%	14.7%	6.7%	0.1%	20.9%
US Average	44.5%	21.9%	13.7%	0.9%	18.3%

Note: Market share among first lien, purchase and refinance mortgages within the GSE conforming amount limit, for one-unit owner-occupied homes, by metropolitan statistical area, metropolitan division, and non-metropolitan portion of states. Also shown are shares of Federal Housing Administration (FHA), Department of Veteran's Affairs (VA), Rural Housing Service (RHS), and loans retained by lenders for their own portfolio (Portf). Market share for private label securities (less than 1% nationally) are not shown. Areas with large military bases (the 25 with highest VA shares) are excluded.



Table 2a: Selected Characteristics of Areas with Lowest GSE Market Share*Excludes areas with large military bases*

	Area	Loan Amount	Income	Inc ≤ 80% AMI	% Volume > 75K	Manuf	% Black & Hispanic	Interest Rate
1	Non-metro, PR	\$116,838	\$51,316	8.8%	1.1%	0.4%	99.1%	6.46%
2	Arecibo, PR	\$135,089	\$60,308	20.9%	0.4%	0.7%	99.2%	6.37%
3	Aguadilla, PR	\$192,583	\$84,573	3.8%	1.7%	5.8%	97.8%	5.96%
4	San Juan-Bayamon-Cag..PR	\$195,182	\$88,066	11.5%	0.5%	0.6%	98.9%	6.32%
5	Guayama, PR	\$96,939	\$44,455	9.7%	0.0%	0.0%	99.7%	6.39%
6	Mayaguez, PR	\$152,736	\$71,245	8.2%	0.4%	3.8%	98.9%	6.17%
7	Ponce, PR	\$128,902	\$60,547	8.4%	0.2%	0.0%	99.5%	6.44%
8	Eagle Pass, TX	\$237,240	\$93,078	7.6%	8.8%	8.5%	95.1%	6.91%
9	Odessa, TX	\$250,741	\$113,944	16.2%	11.3%	15.9%	66.9%	6.96%
10	Hammond, LA	\$225,991	\$93,803	28.4%	11.3%	12.7%	35.2%	6.77%
11	Non-metro, LA	\$186,541	\$88,734	24.3%	16.3%	25.7%	34.4%	7.11%
12	Non-metro, MS	\$187,501	\$93,326	29.1%	10.7%	20.0%	40.6%	7.20%
13	Laredo, TX	\$256,468	\$108,599	13.2%	13.7%	2.8%	95.5%	6.47%
14	Albany, GA	\$218,905	\$96,980	18.1%	16.3%	5.6%	55.3%	6.58%
15	Gulfport-Biloxi, MS	\$241,118	\$103,432	25.4%	11.4%	5.8%	27.0%	6.43%
16	Alexandria, LA	\$209,208	\$103,996	26.4%	14.7%	15.8%	32.9%	6.83%
17	Anniston-Oxford, AL	\$186,745	\$81,198	34.7%	16.5%	9.6%	26.0%	6.72%
18	Non-metro, AL	\$213,086	\$92,576	26.0%	15.6%	16.3%	27.0%	6.93%
19	Lakeland-Winter Have..FL	\$296,464	\$103,439	15.9%	19.6%	6.5%	41.9%	6.18%
20	Huntington-Ash..WV-KY-OH	\$188,538	\$95,447	31.0%	13.9%	11.4%	3.2%	6.81%
21	Hanford-Corcoran, CA	\$351,130	\$121,095	7.7%	19.7%	0.9%	63.5%	6.27%
22	Shreveport-Bossier C..LA	\$241,825	\$106,892	26.8%	11.4%	10.1%	44.6%	6.66%
23	Non-metro, FL	\$281,197	\$113,522	17.8%	21.8%	31.3%	30.2%	6.91%
24	Augusta-Richmond ..GA-SC	\$281,929	\$111,463	28.1%	14.5%	5.6%	41.1%	6.40%
25	Yuma, AZ	\$279,683	\$98,632	14.7%	35.1%	12.5%	66.0%	6.46%
26	Beckley, WV	\$180,563	\$92,883	24.7%	14.7%	12.6%	7.5%	6.81%
27	El Paso, TX	\$254,221	\$111,370	8.5%	15.8%	1.9%	85.6%	6.45%
28	San Antonio-New Brau..TX	\$321,632	\$127,958	23.0%	11.7%	3.9%	61.1%	6.04%
29	Dothan, AL	\$227,440	\$99,749	29.6%	12.4%	8.3%	27.8%	6.73%
30	Hattiesburg, MS	\$234,582	\$110,432	23.1%	11.9%	10.6%	32.1%	6.83%
31	Texarkana, TX-AR	\$214,815	\$97,406	19.4%	17.1%	17.1%	31.2%	7.03%
32	Rocky Mount, NC	\$239,087	\$92,372	20.4%	12.1%	12.3%	52.9%	6.56%
33	Non-metro, KY	\$197,109	\$88,810	29.2%	13.9%	16.9%	5.4%	6.87%
34	Montgomery, AL	\$252,906	\$103,878	30.6%	17.3%	5.6%	48.5%	6.61%
35	Ithaca, NY	\$286,429	\$154,319	32.3%	7.3%	6.2%	9.8%	6.46%
36	Houma-Bayou Cane-Thi..LA	\$210,701	\$95,518	32.2%	23.1%	12.3%	22.5%	6.81%
37	Dover, DE	\$325,374	\$104,218	30.1%	13.9%	6.0%	34.3%	6.39%
38	Florence, SC	\$225,547	\$94,801	30.7%	17.3%	12.9%	45.2%	6.78%
39	Non-metro, AR	\$180,711	\$87,031	28.1%	11.5%	13.0%	21.5%	6.95%
40	Non-metro, NM	\$244,583	\$108,707	24.3%	16.8%	18.2%	48.5%	6.81%
	US Average	\$364,297	\$142,714	27.2%	18.0%	4.0%	30.2%	6.54%

Note: Table shows average loan amount, average income, percent of borrowers with income 80% of Area Median Income or less, percent of mortgage from lenders with national loan volume of 75,000 or more, percent of mortgages for manufactured housing, percent of population Black and Hispanic, and average mortgage interest rate.

Source: 2024 HMDA, 2023 ACS 5-year file.

■ = Below national average; ■ = Above.



Table 2b: Selected Characteristics of Areas with Highest GSE Market Share

Excludes areas with large military bases

	Area	Loan Amount	Income	Inc ≤ 80% AMI	% Volume > 75K	Manuf	% Black & Hispanic	Interest Rate
1	Boulder, CO	\$598,377	\$220,501	24.9%	21.6%	0.9%	15.4%	6.48%
2	Bozeman, MT	\$556,077	\$210,488	14.8%	14.0%	4.2%	5.6%	6.57%
3	Minneapolis-St. P..MN-WI	\$352,696	\$141,341	41.2%	16.9%	1.1%	15.5%	6.59%
4	Dubuque, IA	\$224,669	\$97,559	56.6%	5.6%	4.0%	6.0%	6.51%
5	Santa Rosa-Petaluma..CA	\$602,729	\$216,536	15.1%	26.7%	3.7%	30.9%	6.66%
6	Seattle-Bellevue-Ken..WA	\$773,802	\$259,746	13.4%	17.1%	1.3%	17.2%	6.51%
7	San Luis Obispo-Paso..CA	\$630,025	\$232,781	12.2%	23.8%	4.4%	25.6%	6.65%
8	Cambridge-Newton-Fra..MA	\$601,980	\$219,121	21.6%	16.0%	0.1%	18.1%	6.51%
9	Portland-Vancouve..OR-WA	\$470,224	\$165,681	22.1%	16.5%	3.0%	16.4%	6.51%
10	Lincoln, NE	\$280,275	\$121,451	35.8%	6.5%	0.8%	11.5%	6.55%
11	Champaign-Urbana, IL	\$218,593	\$118,179	41.3%	8.2%	2.0%	19.0%	6.73%
12	Chicago-Naperville-S..IL	\$353,587	\$157,499	30.8%	17.0%	0.4%	41.7%	6.68%
13	Grand Rapids-Wyoming..MI	\$285,379	\$118,395	38.1%	14.9%	7.5%	16.0%	6.74%
14	Missoula, MT	\$426,236	\$150,318	14.7%	18.7%	7.3%	5.5%	6.62%
15	Corvallis, OR	\$425,378	\$173,820	18.7%	12.9%	6.9%	10.3%	6.59%
16	Ann Arbor, MI	\$352,213	\$164,766	32.4%	20.1%	5.3%	17.0%	6.73%
17	Rochester, MN	\$308,118	\$132,144	45.4%	17.8%	2.8%	10.5%	6.57%
18	Lake County, IL	\$370,491	\$170,702	26.1%	18.2%	0.6%	30.7%	6.66%
19	Manchester-Nashua, NH	\$401,933	\$154,270	27.6%	18.7%	1.2%	10.6%	6.63%
20	Rochester, NY	\$226,691	\$113,589	38.7%	10.6%	2.2%	18.9%	6.74%
21	Iowa City, IA	\$278,599	\$137,712	37.5%	3.2%	2.1%	13.3%	6.39%
22	Fort Collins-Lovelan..CO	\$460,337	\$168,655	24.7%	21.6%	2.2%	13.6%	6.40%
23	Bridgeport-Stamford-..CT	\$671,425	\$277,559	25.5%	15.5%	0.0%	32.3%	6.55%
24	Milwaukee-Waukesha, WI	\$318,357	\$135,714	31.7%	9.4%	0.2%	27.6%	6.63%
25	Wildwood-The Village..FL	\$305,388	\$135,932	19.2%	14.0%	5.1%	12.7%	6.68%
26	Burlington-South Bur..VT	\$363,874	\$152,608	29.3%	8.1%	4.5%	4.5%	6.52%
27	Duluth, MN-WI	\$245,259	\$111,072	39.9%	11.3%	3.7%	3.5%	6.69%
28	Bloomington, IL	\$226,393	\$116,246	42.7%	7.3%	1.4%	14.5%	6.69%
29	Flagstaff, AZ	\$446,568	\$165,013	11.9%	35.3%	21.1%	16.7%	6.68%
30	Boston, MA	\$585,171	\$219,014	24.9%	15.0%	0.6%	23.5%	6.49%
31	Sacramento-Roseville..CA	\$496,099	\$179,702	16.2%	32.2%	1.6%	29.1%	6.43%
32	Ames, IA	\$247,636	\$113,489	47.0%	5.2%	2.0%	6.9%	6.58%
33	Warren-Troy-Farmingt..MI	\$301,225	\$133,709	31.9%	35.2%	4.0%	14.8%	6.74%
34	Springfield, IL	\$197,970	\$111,486	46.8%	6.2%	1.6%	14.5%	6.74%
35	Lancaster, PA	\$295,127	\$126,365	38.8%	14.5%	3.2%	14.7%	6.68%
36	Montgomery County-Bu..PA	\$425,191	\$175,792	21.6%	19.2%	1.0%	13.1%	6.56%
37	Kingston, NY	\$344,992	\$154,537	29.0%	19.1%	3.6%	17.5%	6.59%
38	Kiryas Joel-Poughkee..NY	\$382,923	\$159,708	22.0%	27.9%	1.4%	29.7%	6.65%
39	Elgin, IL	\$316,689	\$134,833	30.2%	14.9%	0.2%	34.3%	6.61%
40	Hartford-West Hartfo..CT	\$326,347	\$140,478	38.7%	15.6%	0.3%	26.3%	6.56%
	US Average	\$364,297	\$142,714	27.2%	18.0%	4.0%	30.2%	6.54%

Note: Table shows average loan amount, average income, percent of borrowers with income 80% of Area Median Income or less, percent of mortgage from lenders with national loan volume of 75,000 or more, percent of mortgages for manufactured housing, percent of population Black and Hispanic, and average mortgage interest rate.

Source: 2024 HMDA, 2023 ACS 5-year file.

■ = Below national average; ■ = Above.



Appendices

Appendix A: Analysis Sample

The analysis sample consists of first-lien purchase and refinance loans for 1-unit, owner-occupied housing. In addition a few other categories were considered out-of-scope: reverse mortgages, open-ended lines of credit, loans with a business purpose, and Farmer Mac loans. Mortgages in Guam and the Virgin Islands were dropped, as were loans with missing geography. Finally, loans with the rate spread not reported were dropped, which mainly consisted of smaller lenders exempt from certain HMDA reporting requirements. The restriction to loans with rate spread was imposed so that the data would support additional analyses.

Loan-level HMDA data was aggregated to the area level using the 2023 Core Based Statistical Area delineation.⁸ Areas were classified as metropolitan statistical areas (MSAs), as metropolitan divisions (MDs) where larger MSAs are split into MDs, or as non-metropolitan portions of states.

County-level conforming and FHA loan limits, Federal Housing Finance Agency (FHFA) Area Median Income, and Black and Hispanic Population shares from the 2023 American Community Survey (ACS) 5-year file were added to the data. Income, loan amount, and income/AMI were top-coded and bottom-coded at the 0.1 and 99.9 percentiles.

Table A1: Construction of Analysis Sample

Originated Loans	6,177,508	100.00%	6,177,508
Less			
Guam/Virgin Islands	148	0.00%	6,177,360
Geography Missing	29,444	0.48%	6,147,916
Second Lien	1,421,137	23.01%	4,726,779
Reverse Mortgages	27,483	0.44%	4,699,296
Not Purchase or Refinance	159,947	2.59%	4,539,349
Rate Spread Missing	239,865	3.88%	4,299,484
Investor / Second Homes	506,706	8.20%	3,792,778
Open-ended line of credit	86,051	1.39%	3,706,727
Two or more units	55,497	0.90%	3,651,230
Business purpose	2,846	0.05%	3,648,384
Farmer Mac	246	0.00%	3,648,138
Final Sample	3,648,138	59.06%	3,648,138

⁸ See <https://www.census.gov/geographies/reference-files/time-series/demo/metro-micro/delineation-files.html>

Appendix B: Market Share Data

Secondary Market Allocation Methodology

We produced estimates of the secondary market share of mortgages, broken down by state and metropolitan area, using data from the Home Mortgage Disclosure Act (HMDA).⁹ Lenders are required to report loan-level information on mortgage originations to the federal government, with the exception of very small lenders and those with little or no lending activity in metropolitan areas.¹⁰ HMDA is the most comprehensive publicly available mortgage database, and has been widely used for decades by industry professionals, analysts, researchers, regulators, and the public.

Table B1: Illustrative Secondary Market Channel Calculations			
	Reported in Origination Records	Reallocated Using Purchase Records	Final Allocation
<u>Directly Classified</u>			
Federal Housing Administration	773,901	0	773,901
Veterans Affairs	483,284	0	483,284
Rural Housing Services	31,623	0	31,623
Jumbo	110,140	0	110,140
<u>Two-Stage Classification</u>			
Fannie Mae	571,723	178,318	750,041
Freddie Mac	565,645	257,390	823,035
Private Label Security	24,500	2,249	26,749
Held in Portfolio	524,591	63,211	587,802
Sold to Other Lenders ^a	562,779	-501,168	61,611
Total	3,648,186	0	3,648,186
Source: 2024 HMDA Mortgage Origination and Purchase Records			
Note: Table shows hypothetical 2-stage allocation of secondary market channel dispositions, if the allocation were done at a national level.			
a. Includes 450,907 mortgages sold to banks, credit unions, mortgage companies, and affiliate institutions, as well as 15,407 mortgages sold to life insurance companies, 96,370 sold to "other type of purchaser" and 95 non-government mortgages listed as purchased by Ginnie Mae (apparently in error).			

⁹ HMDA data is available from <https://ffiec.cfpb.gov/>

¹⁰ The loan volume triggering reporting requirements is 25 mortgages in each of the prior two years.

For loans guaranteed by federal government, identifying their final disposition is straightforward. However, loans securitized by Fannie Mae, Freddie Mac, or other financial institutions may follow a more complex path, often passing through multiple firms before being packaged into securities. HMDA provides detailed information on these loans as well, though in some cases the reporting is incomplete.

The methods used to determine the secondary market disposition of mortgages are illustrated in Table B1. For certain loan types, disposition can be identified directly. These include Federal Housing Administration (FHA) loans, Veterans Affairs (VA) loans, and U.S. Department of Agriculture Rural Housing Service (RHS) loans.

Jumbo mortgages are treated as a separate category. These are loans above the conforming loan limit that would otherwise make them eligible for purchase by Fannie Mae or Freddie Mac, and that are not FHA, VA, or RHS loans.¹¹ Jumbo mortgages may be securitized as private-label securities or retained in lenders’ portfolios. They are excluded from this analysis, which focuses on loans potentially eligible for purchase by Fannie Mae, Freddie Mac, or government agencies.

For other mortgages, a two-stage process is used to determine disposition.¹² In the first stage, HMDA records whether a mortgage was sold and, if so, to what type of institution. These figures appear in the first column of Table B1. For example, HMDA data show that 571,723 mortgages were reported as sold to Fannie Mae in 2024.

However, this initial sale does not capture all loans ultimately acquired by Fannie Mae, since mortgages are frequently resold. Smaller lenders, for instance, often maintain “correspondent” relationships with larger lenders, under which the larger lender regularly purchases loans for eventual resale to Fannie Mae, Freddie Mac, or other secondary market institutions. In HMDA, the smaller lender would report the loan as sold to another lender, while the larger lender would separately report its purchase and ultimate disposition. By combining these reports, we capture the second stage of the resale process. For Fannie Mae, Table B1 indicates that an additional 178,318 mortgages were identified through this mechanism in 2024.

Table B2: Allocation Factors from HMDA Purchase Records		
	Number of Mortgages	Share of Purchases
Fannie Mae	166,865	32%
Freddie Mac	240,858	46%
Private Label Security	2,105	0%
Held in Portfolio	59,151	11%
Sold to Other Lenders	57,654	11%
Total	526,633	100%
Source: 2024 HMDA Mortgage Purchase Records		
Note: FHA, VA, RHS, and Jumbo mortgage counts are calculated using origination records only.		

¹¹ VA loans can be above the conforming limit, and 2.6 percent of such loans were non-conforming in 2024. Although the FHA loan limit is usually below the conforming limit, they are higher in San Miguel County, Colorado, and the Elizabeth City, North Carolina Metropolitan Area. In 2024, there were a handful of non-conforming FHA mortgages.

¹² The Federal Reserve has developed a similar two-stage procedure. See Avery, Robert B., Neil Bhutta, Kenneth P. Brevoort, and Glenn B. Canner, “The Mortgage Market in 2010: Highlights from the Data Reported under the Home Mortgage Disclosure Act,” Federal Reserve Bulletin, December 2011, <https://www.federalreserve.gov/pubs/bulletin/2011/default.htm>



Table B2 presents summary statistics from HMDA purchase records. Notably, the 527,000 mortgages reported as purchased from other lenders in Table B2 are fewer than the 563,000 mortgages reported as sold to other lenders in Table B1, reflecting incomplete purchaser reporting. To address this, proportions rather than raw counts are used to allocate resales. For example, Table B2 shows that 32% of purchased mortgages were resold to Fannie Mae. Applying this share (unrounded) to the 563,000 loans sold to other lenders in Table A1 yields an additional 178,000 additional mortgages attributed to Fannie Mae in the second stage. These are accordingly reclassified, reducing the count of loans classified as “sold to other lenders.”

Table B3: Secondary Market Channel Calculations			
	Reported in Origination Records	Reallocated Using Purchase Records	Final Allocation
<u>Directly Classified</u>			
Federal Housing Administration	773,901	0	773,901
Veterans Affairs	483,284	0	483,284
Rural Housing Services	31,623	0	31,623
Jumbo	110,140	0	110,140
<u>Two-Stage Classification</u>			
Fannie Mae	571,723	179,002	750,725
Freddie Mac	565,645	259,660	825,305
Private Label Security	24,500	2,196	26,696
Held in Portfolio	524,591	57,298	581,889
Sold to Other Lenders ^a	562,779	-498,157	64,622
Total	3,648,186	0	3,648,186
Source: 2024 HMDA Mortgage Origination and Purchase Records			
Note: Tables shows national total for outcomes of census-tract-level 2-stage allocation of secondary market channel dispositions.			
a. Includes 450,907 mortgages sold to banks, credit unions, mortgage companies, and affiliate institutions, as well as 15,407 mortgages sold to life insurance companies, 96,370 sold to “other type of purchaser” and 95 non-government mortgages listed as purchased by Ginnie (apparently in error).			

Tables B1 and B2 present national figures for illustration. In practice, however, the allocation is performed at the census tract level. Table B3 reports the tract-level results, which, when aggregated nationally, closely match the figures shown in Table B1.

Validation with NMDB Data

The National Mortgage Database (NMDB) is another source of local secondary market share data. It is not used in this report because only aggregate data are publicly available, and its release schedule lags behind HMDA. The most recent NMDB disaggregated data on mortgage originations are available for U.S. States in 2023. Even so, NMDB remains a valuable independent source for gauging the accuracy of the estimates presented here.

Table B4: HMDA/NMDB Comparison: 2023					
		Secondary Market Share			
	Loan Count	Government	Enterprises	Jumbo	Other
NMDB	4,018,000	29%	47%	2.9%	22%
HMDA	3,710,579	30%	40%	3.5%	27%
Difference	-307,421	1.6%	-7.1%	0.5%	4.9%
Ratio	0.92	1.06	0.85	1.18	1.23
Correlation		0.98	0.90	0.94	0.88
Note: Correlations of HMDA vs. NMDB across 50 States and the District of Columbia.					

For comparison, I produced state-level secondary market share estimates from the 2023 HMDA data, restricted to a universe comparable to the NMDB aggregates. Unlike the HMDA-based universe used elsewhere in this report, the NMDB universe includes second homes, investment properties, and 2–4 unit properties.

Both datasets have limitations that affect accuracy. First, as noted above, smaller lenders are exempt from HMDA reporting. The CFPB has estimated that HMDA has captured about 94% of the mortgage market since 2018, when current rules were adopted.¹³ In the urban areas that are the focus of this report, coverage is somewhat higher, at around 96%, while in rural areas it falls to about 82%.

Second, HMDA records loan sales to the secondary market only if they occur in the same calendar year as origination. As a result, GSE shares are likely understated for loans originated toward

¹³ Consumer Financial Protection Bureau, Report on the Home Mortgage Disclosure Act Rule Voluntary Review, March 2023, <https://www.consumerfinance.gov/data-research/research-reports/report-on-the-home-mortgage-disclosure-act-rule-voluntary-review/>

the end of the year. This undercount cannot be corrected here because the public HMDA data do not include origination month.

The NMDB has its own limitations. It is based on a 5% sample rather than a complete census, so state-level comparisons between NMDB and HMDA are subject to sampling error. In Texas, the state with the largest sample, the NMDB includes about 19,000 loans, corresponding to a 95% confidence interval of less than ± 1 percentage point (for shares near 50%). In contrast, about a dozen states have sample sizes below 1,000, producing 95% confidence intervals of roughly ± 3 to ± 5 percentage points.

In addition, NMDB does not capture all loans. An NMDB staff analysis found that in 2019 the database included about 99% of control totals for GSE and FHA loans on owner-occupied housing.¹⁴ Coverage was lower for investor loans and second homes, ranging from 90–97% in 2019 and from 81–99% in 2018, depending on quarter and GSE. These types of loans accounted for about 12% of HMDA originations in 2024.

Table B4 shows that HMDA captures 92% of the loans reported in the NMDB, broadly consistent with the CFPB's estimates of 94% for earlier years. For government loans (FHA/VA/RHS), HMDA and NMDB align closely: HMDA's market share estimate is only 1.6 percentage points higher, and the correlation across states is 0.98.

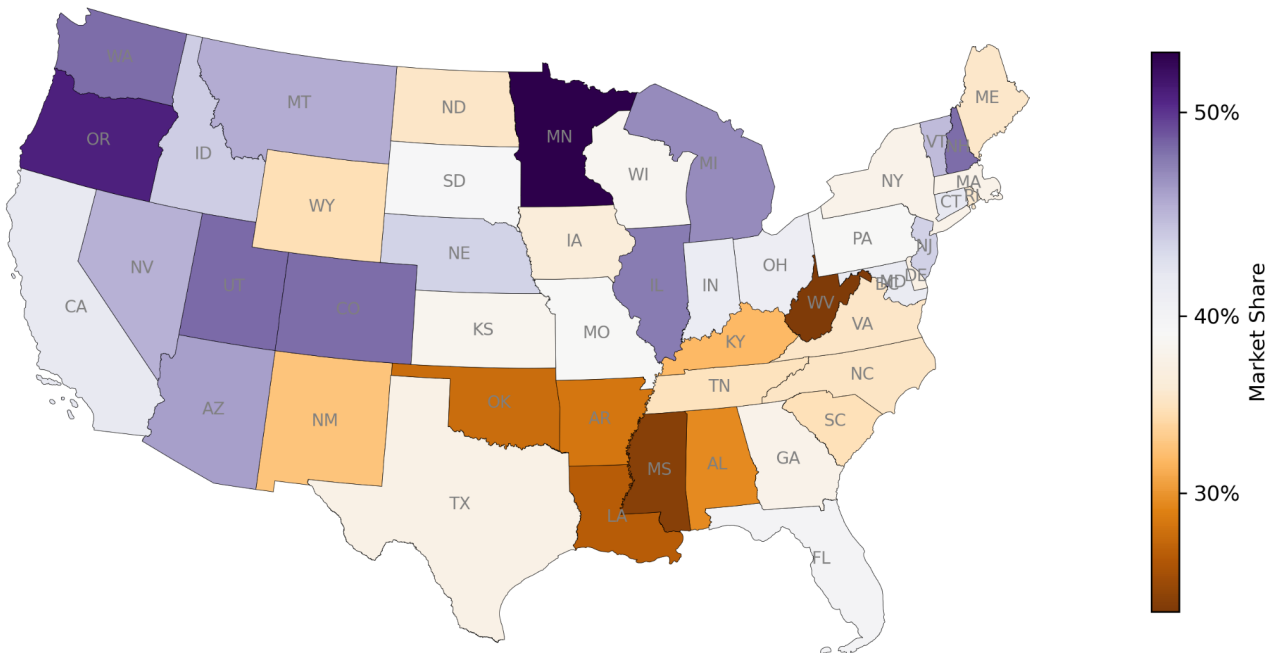
For GSE loans, HMDA's market share is about 7 percentage points lower than NMDB's, likely reflecting late-year originations not yet sold at the time of HMDA reporting. Even so, the state-level correlation remains high at 0.90.

Differences of similar magnitude appear in the other categories: compared with NMDB, HMDA shows GSE shares about 15% lower, but Jumbo and "other" shares 18% and 23% higher, respectively. Despite these discrepancies, Maps B1 and B2 reveal broadly consistent spatial patterns: both datasets show GSE market shares lowest in the South and Southwest and highest in the West.

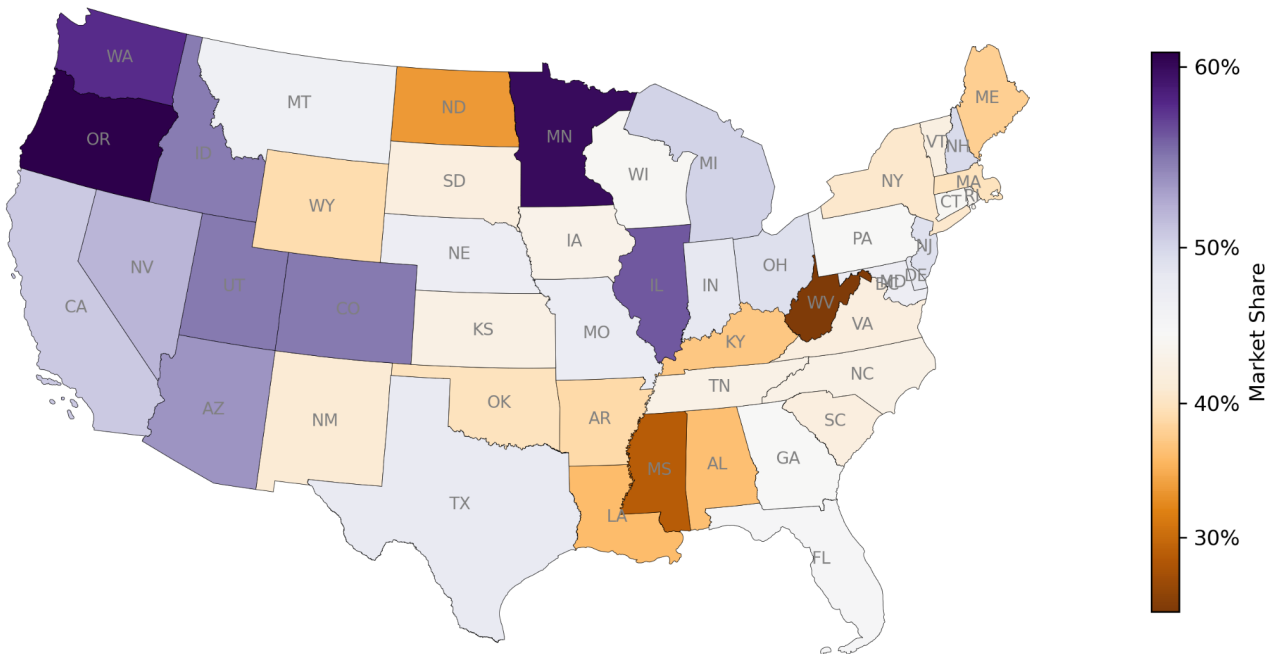
Taken together, these comparisons suggest that while HMDA has some known limitations, particularly the undercount of loans originated late in the year and sold the following year, it provides a broadly reliable basis for estimating local secondary market shares. Coverage is high, especially in metropolitan areas, and patterns across states are consistent with those observed in the NMDB, indicating that HMDA estimates accurately capture geographic variation.

¹⁴ Avery, Robert B., Craig Davis, Elizabeth Hoeffel, Ian H. Keith, Ismail E. Mohamed, Saty Patrabansh, Jay D. Schultz, and Rebecca Sullivan, National Mortgage Database Technical Documentation, December 28, 2022, <https://www.fhfa.gov/document/national-mortgage-database-technical-documentation>

Map B1: GSE Market Share (HMDA)



Map B2: GSE Market Share (NMDB)



Appendix C: Areas with large military bases

In the body of the report, the 25 areas with the highest share of loans from the Department of Veterans Affairs (VA loans) are excluded from the area rankings, but not from other analyses. This section discusses the rationale for that choice and notes that their inclusion would affect the rankings of areas with lowest GSE shares, but not the other analyses.

Table C1 shows the 40 areas with the lowest GSE shares, without excluding areas with high VA shares. Of the 40 areas in the table, 17 are also among those with the 25 highest VA shares. We refer to these as areas with large military bases because there is a close connection between military bases and high VA shares. Among the 25 areas with the highest VA shares, 18 are on the list of the 25 largest military bases, and of the 17 areas with high VA shares on Table C1, 14 are home to a top-25 military base.¹⁵

Veterans and military personnel are attracted to VA loans because they offer favorable pricing and other terms. Eligible borrowers can obtain VA loans without a down payment, while FHA loans require at least a 3.5% down payment. GSE loans typically require at least a 5% down payment, although 3% is possible in some circumstances. Veterans with a service-connected disability (about half of VA borrowers) are exempt from funding fees, which can be as high as 3.6 percent of the loan amount. Those who are charged a funding fee may roll it into the loan amount rather than paying it upfront. As a result, the Congressional Budget Office calculates that VA loans receive an implicit subsidy approximately 20% larger than that for FHA loans, and many times more than the modest implicit subsidy for GSE loans.¹⁶

Areas with high concentrations of VA loans are excluded from the rankings because the advantages of these mortgages are such that there are likely few VA borrowers who might be induced to switch to other products. In contrast, in other areas where VA loans are less prevalent, relatively low GSE shares may indicate opportunities for them to expand participation through adjustments in marketing strategies, lender partnerships, or other policy initiatives.

For example, FHA loans typically have higher pricing, but require lower down payments and have less restrictive underwriting standards. Given this trade-off, there are likely a pool of borrowers at the margin where the choice between FHA and GSE loans is a close one. Hence, this study focuses on the choice among loans other than VA loans.

Excluding the 25 areas with the largest share of VA loans is a simple way to focus the analysis on these other loans. We also experimented with analyses that excluded VA loans from the denominator. Ultimately we decided to use a straightforward measure, the GSE share, rather than a more idiosyncratic and complex measure that readers would likely find hard to interpret.

The choice of whether to include VA loans in calculating the GSE share has very little impact, except on the ranking of areas with the lowest shares. Table C2, showing the 40 areas with the greatest GSE shares, is unaffected by this exclusion and is identical to the table in the main body

¹⁵ See Stebbins, Sam, “America’s Military Cities,” 24/7 Wall Street, August 13, 2018. <https://247wallst.com/special-report/2018/08/13/americas-military-cities/>

¹⁶ Congressional Budget Office, *The Role of the Department of Veterans Affairs in the Single-Family Mortgage Market*, September 2021. <https://www.cbo.gov/publication/57462>

of the report. Map 1, repeated from the body of the report, and Map C1 compare the GSE share to the GSE share excluding VA loans. Differences are slight, and the overall pattern of smaller shares in the South and Southwest is quite similar. Figures C1a through C1f show binscatter diagrams of alternate predictors of demand versus GSE shares excluding VA loans. They show very similar patterns to those for the baseline GSE share in Figures 1a through 1f in the body of the report.

Table C1: Lowest 40 GSE Market Shares*Including areas with large military bases*

	GSE Share	FHA	VA	RHS	Portf
1. Non-metro, PR	4.8%	45.6%	9.2%	23.2%	17.3%
2. Arecibo, PR	7.1%	43.6%	5.8%	12.4%	31.1%
3. Aguadilla, PR	7.5%	32.8%	14.4%	10.9%	34.4%
4. Hinesville, GA	7.6%	13.8%	74.8%	0.4%	3.4%
5. San Juan-Bayamon-Cag..PR	7.6%	50.2%	6.7%	11.7%	23.8%
6. Guayama, PR	8.5%	51.5%	3.0%	27.3%	9.7%
7. Mayaguez, PR	9.5%	45.8%	8.8%	12.4%	23.5%
8. Fayetteville, NC	10.5%	13.8%	68.6%	0.6%	6.3%
9. Jacksonville, NC	10.7%	9.8%	73.3%	0.4%	5.6%
10. Sumter, SC	12.6%	20.6%	48.9%	0.3%	17.2%
11. Lawton, OK	13.7%	15.2%	62.9%	0.8%	7.1%
12. Ponce, PR	14.4%	57.2%	6.4%	8.1%	13.9%
13. Clarksville, TN-KY	16.5%	18.4%	58.3%	0.6%	6.0%
14. Eagle Pass, TX	17.0%	53.3%	10.1%	4.7%	14.5%
15. Goldsboro, NC	17.3%	24.1%	39.1%	1.0%	18.4%
16. Watertown-Fort Drum..NY	17.5%	13.1%	42.2%	0.6%	26.5%
17. Elizabethtown, KY	18.2%	21.2%	42.4%	1.9%	16.0%
18. Killeen-Temple, TX	18.4%	17.1%	55.5%	0.2%	8.5%
19. Odessa, TX	18.8%	55.4%	5.5%	0.0%	18.9%
20. Hammond, LA	19.9%	37.1%	14.4%	7.4%	19.3%
21. Non-metro, LA	20.1%	28.2%	17.2%	8.7%	23.3%
22. Non-metro, MS	20.2%	26.3%	13.5%	6.2%	31.1%
23. Warner Robins, GA	20.5%	26.1%	42.3%	0.7%	10.2%
24. Columbus, GA-AL	20.6%	22.4%	49.3%	0.3%	7.2%
25. Valdosta, GA	20.7%	23.8%	45.5%	1.5%	8.3%
26. Crestview-Fort Walto..FL	21.7%	15.5%	51.6%	0.3%	10.5%
27. Laredo, TX	21.8%	61.1%	8.5%	0.0%	7.9%
28. Albany, GA	22.1%	38.0%	26.7%	1.6%	11.2%
29. Gulfport-Biloxi, MS	22.1%	28.4%	32.3%	2.7%	13.7%
30. Alexandria, LA	22.2%	32.3%	19.0%	5.5%	20.1%
31. Virginia Beach-Ch..VA-NC	22.8%	17.7%	50.2%	0.1%	9.1%
32. Anniston-Oxford, AL	23.8%	35.3%	19.3%	5.2%	15.8%
33. Pensacola-Ferry Pass..FL	23.9%	21.6%	40.9%	0.7%	12.6%
34. Non-metro, AL	24.5%	26.6%	19.6%	5.4%	22.4%
35. Lakeland-Winter Have..FL	24.6%	50.2%	14.0%	0.4%	10.1%
36. Huntington-Ash..WV-KY-OH	24.7%	26.0%	12.7%	5.1%	30.9%
37. Hanford-Corcoran, CA	24.8%	37.2%	31.0%	0.6%	5.8%
38. Shreveport-Bossier C..LA	24.9%	29.5%	27.6%	2.5%	15.1%
39. Manhattan, KS	24.9%	7.2%	50.2%	1.4%	15.9%
40. Non-metro, FL	24.9%	31.3%	17.7%	1.3%	23.4%
US Average	44.5%	21.9%	13.7%	0.9%	18.3%

Note: Market share among first lien, purchase and refinance mortgages within the GSE conforming amount limit, for one-unit owner-occupied homes, by metropolitan statistical area, metropolitan division, and non-metropolitan portion of states. Also shown, for the same population of loans, are shares of Federal Housing Administration (FHA), Department of Veteran's Affairs (VA), Rural Housing Service (RHS), and loans retained by lenders for their own portfolio (Portf). Market share for private label securities (less than 1% nationally) are not shown.



Table C2: Highest 40 GSE Market Shares

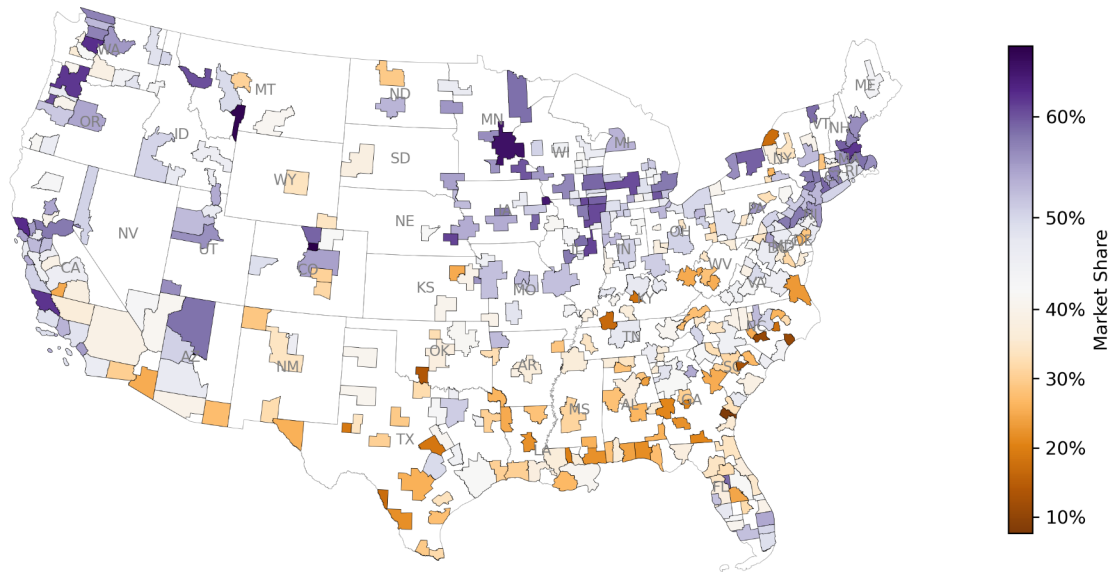
Including areas with large military bases

	GSE Share	FHA	VA	RHS	Portf
1. Boulder, CO	67.0%	6.2%	4.9%	0.0%	20.8%
2. Bozeman, MT	66.3%	11.0%	9.3%	0.0%	12.4%
3. Minneapolis-St. P.MN-WI	65.1%	11.8%	6.9%	0.2%	15.5%
4. Dubuque, IA	64.3%	6.2%	7.5%	0.1%	21.9%
5. Santa Rosa-Petaluma..CA	62.5%	11.0%	4.3%	0.0%	19.6%
6. Seattle-Bellevue-Ken..WA	62.2%	7.3%	5.2%	0.0%	23.0%
7. San Luis Obispo-Paso..CA	61.8%	9.5%	8.6%	0.1%	17.9%
8. Cambridge-Newton-Fra..MA	61.7%	8.3%	3.3%	0.0%	26.2%
9. Portland-Vancouve..OR-WA	61.6%	16.2%	8.5%	0.1%	12.1%
10. Lincoln, NE	61.1%	14.8%	10.6%	0.2%	13.1%
11. Champaign-Urbana, IL	61.0%	14.6%	8.5%	1.6%	13.7%
12. Chicago-Naperville-S..IL	60.6%	14.4%	4.9%	0.0%	19.0%
13. Grand Rapids-Wyoming..MI	60.6%	12.2%	6.1%	0.4%	19.9%
14. Missoula, MT	60.4%	8.5%	13.5%	0.2%	15.1%
15. Corvallis, OR	60.1%	9.9%	8.8%	0.4%	19.2%
16. Ann Arbor, MI	60.0%	7.6%	4.8%	0.2%	26.8%
17. Rochester, MN	59.9%	11.3%	7.5%	0.9%	20.1%
18. Lake County, IL	59.5%	12.1%	8.2%	0.0%	19.1%
19. Manchester-Nashua, NH	59.5%	12.2%	11.7%	0.0%	16.3%
20. Rochester, NY	59.4%	11.8%	4.7%	0.3%	23.4%
21. Iowa City, IA	59.2%	6.0%	6.1%	1.2%	27.6%
22. Fort Collins-Lovelan..CO	59.1%	13.8%	9.3%	0.0%	17.2%
23. Bridgeport-Stamford-..CT	59.1%	12.1%	3.1%	0.0%	24.7%
24. Milwaukee-Waukesha, WI	59.0%	10.3%	6.6%	0.0%	23.7%
25. Wildwood-The Village..FL	58.8%	9.3%	11.2%	0.1%	19.2%
26. Burlington-South Bur..VT	58.6%	6.9%	8.2%	0.2%	26.0%
27. Duluth, MN-WI	58.5%	11.5%	10.4%	0.7%	18.6%
28. Bloomington, IL	58.4%	11.7%	7.0%	0.7%	21.6%
29. Flagstaff, AZ	58.2%	13.0%	13.1%	0.2%	13.8%
30. Boston, MA	58.2%	10.6%	5.0%	0.0%	25.8%
31. Sacramento-Roseville..CA	57.9%	17.4%	8.5%	0.0%	14.5%
32. Ames, IA	57.9%	12.5%	10.3%	2.3%	16.7%
33. Warren-Troy-Farmingt..MI	57.9%	12.6%	6.0%	0.2%	22.6%
34. Springfield, IL	57.9%	13.1%	11.8%	1.0%	16.1%
35. Lancaster, PA	57.9%	14.1%	6.1%	0.4%	20.9%
36. Montgomery County-Bu..PA	57.8%	11.8%	5.3%	0.1%	24.3%
37. Kingston, NY	57.8%	8.8%	4.3%	0.1%	28.4%
38. Kiryas Joel-Poughkee..NY	57.8%	13.8%	4.9%	0.0%	23.0%
39. Elgin, IL	57.7%	17.5%	6.4%	0.1%	17.4%
40. Hartford-West Hartfo..CT	57.2%	14.7%	6.7%	0.1%	20.9%
US Average	44.5%	21.9%	13.7%	0.9%	18.3%

Note: Market share among first lien, purchase and refinance mortgages within the GSE conforming amount limit, for one-unit owner-occupied homes, by metropolitan statistical area, metropolitan division, and non-metropolitan portion of states. Also shown, for the same population of loans, are shares of Federal Housing Administration (FHA), Department of Veteran's Affairs (VA), Rural Housing Service (RHS), and loans retained by lenders for their own portfolio (Portf). Market share for private label securities (less than 1% nationally) are not shown.



Map 1
Less GSE Mortgage Investment in Southern U.S. Metro Areas



Map C1: GSE Market Share (excluding VA loans)

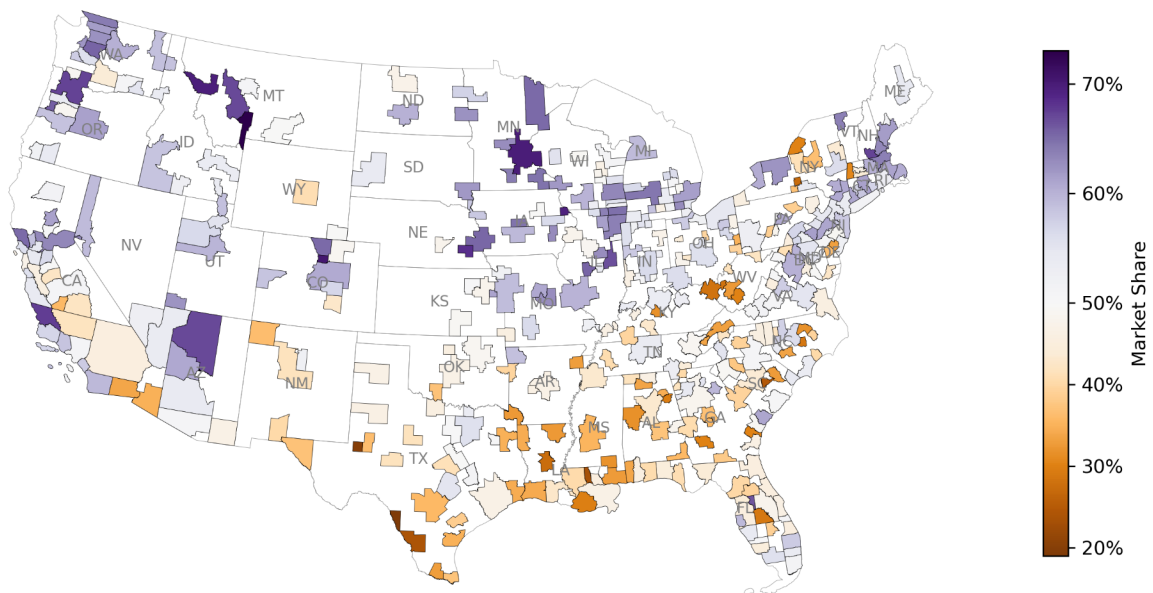


Figure C1a: Average Loan Amount vs GSE Share

GSE share excludes VA loans

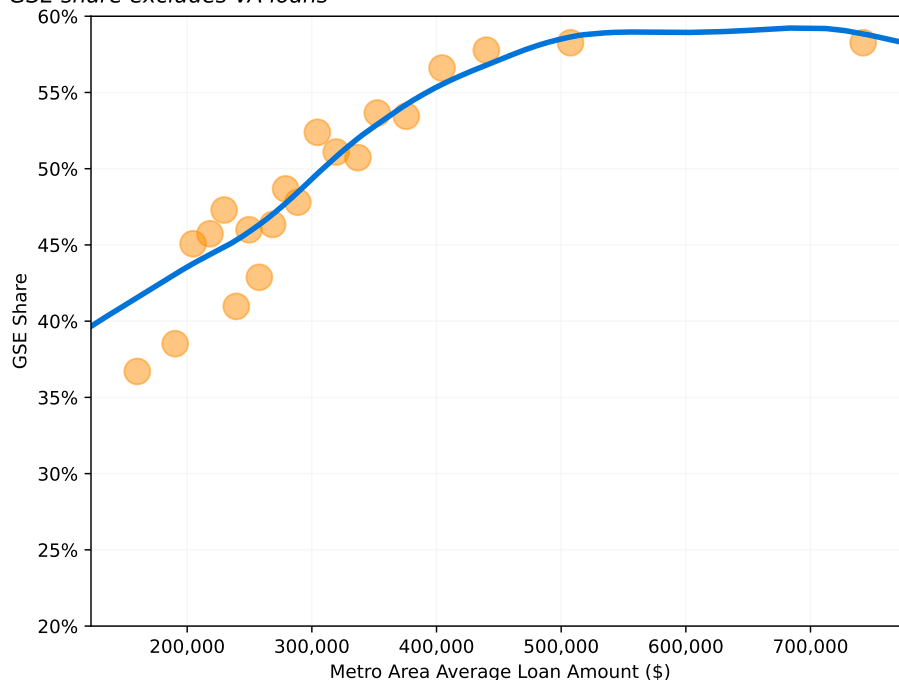
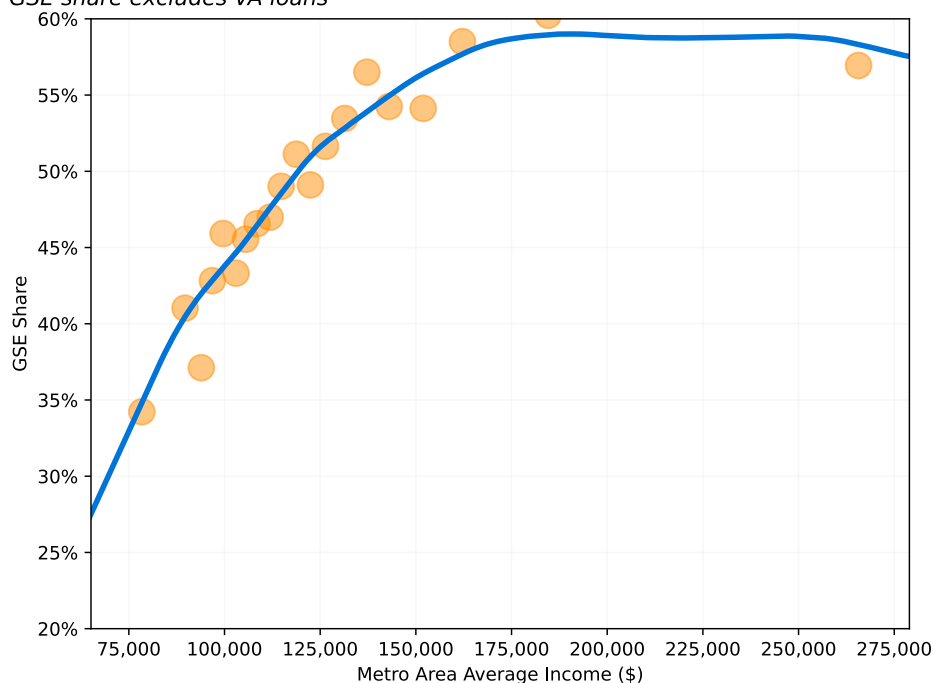


Figure C1b: Average Income vs. GSE Share

GSE share excludes VA loans



Note: These figures are binscatter diagrams. Each dot, or bin, represents 5% of areas, categorized by percentiles of the the variable shown on the horizontal axis. The figures plots within-bin averages. The fitted line was estimating using LOWESS locally weighted regressions fitted to the underlying area-level data, with the default settings of the Python statsmodels package.

Source: 2024 HMDA.

Figure C1c: % Black and Hispanic vs. GSE Share

GSE share excludes VA loans

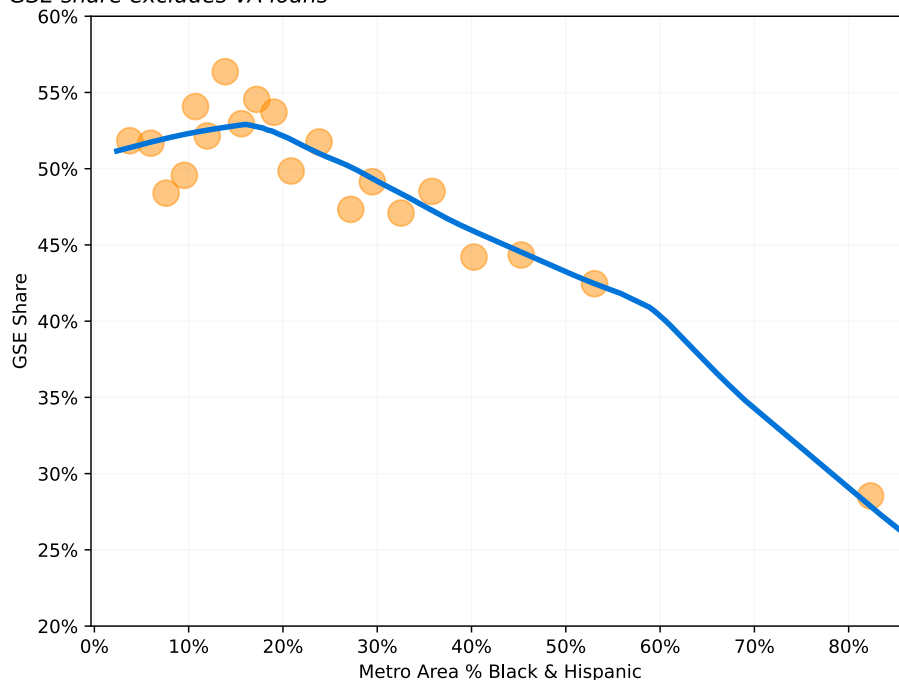
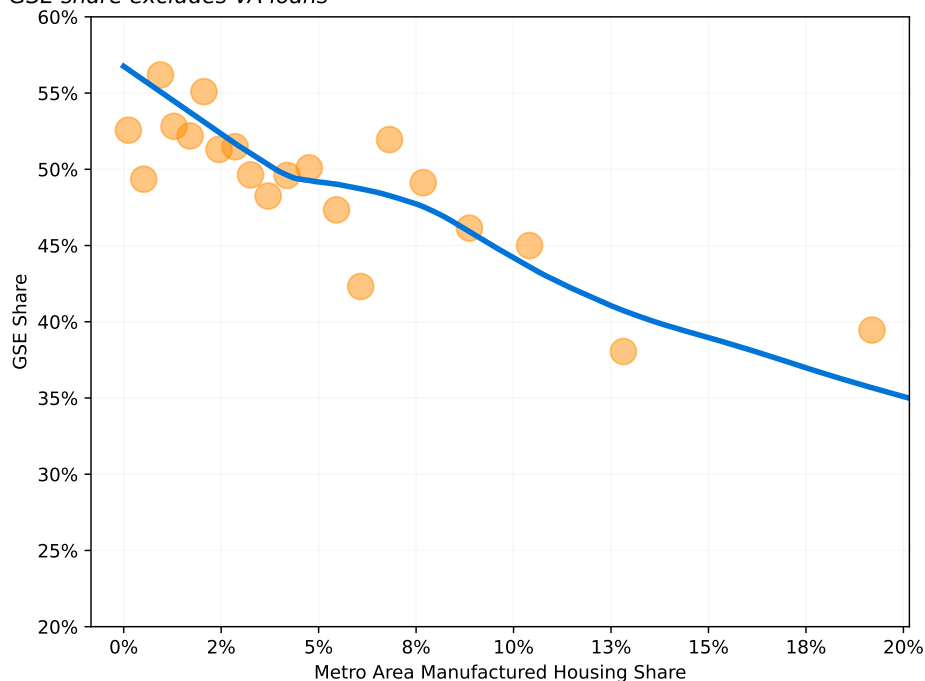


Figure C1d: Manufactured Housing Share vs. GSE Share

GSE share excludes VA loans



Note: These figures are binscatter diagrams. Each dot, or bin, represents 5% of areas, categorized by percentiles of the the variable shown on the horizontal axis. The figures plots within-bin averages. The fitted line was estimating using LOWESS locally weighted regressions fitted to the underlying area-level data, with the default settings of the Python statsmodels package.

Source: 2024 HMDA, 2023 ACS 5-year file.

Figure C1e: Low-Income Share vs. GSE Share

GSE share excludes VA loans

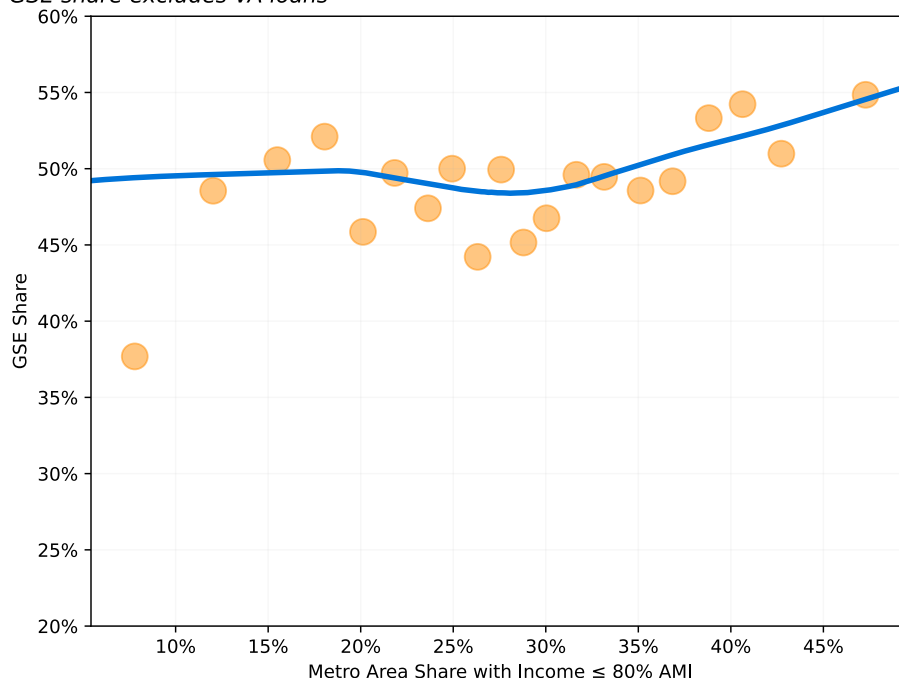
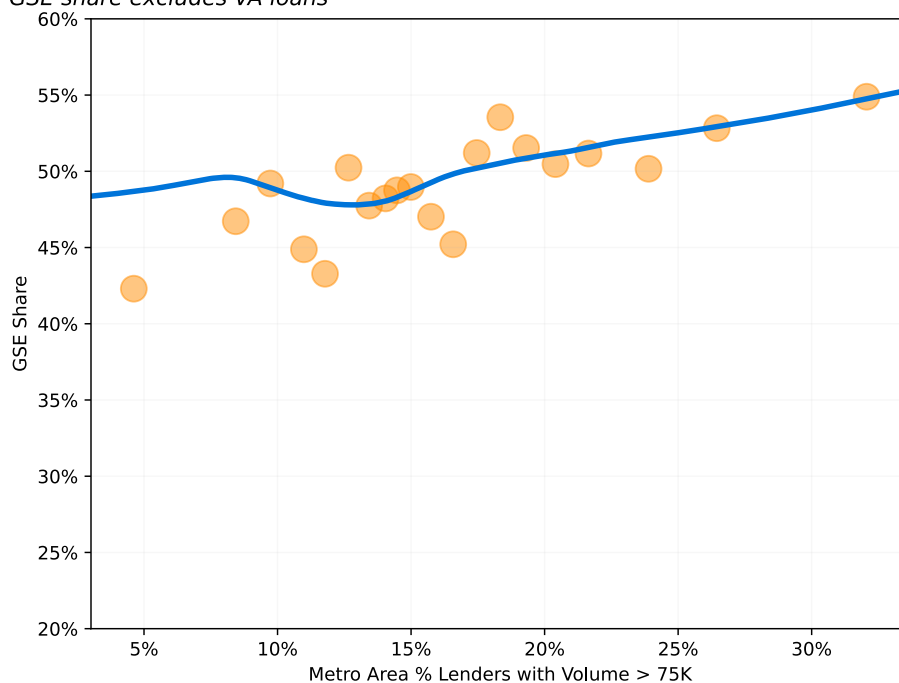


Figure C1f: Large Lender Share vs. GSE Share

GSE share excludes VA loans



Note: These figures are binscatter diagrams. Each dot, or bin, represents 5% of areas, categorized by percentiles of the variable shown on the horizontal axis. The figures plot within-bin averages. The fitted line was estimating using LOWESS locally weighted regressions fitted to the underlying area-level data, with the default settings of the Python statsmodels package.

Source: 2024 HMDA.



Center for Mortgage Access

PUBLIC POLICY RESEARCH

About the Center for Mortgage Access

The Center for Mortgage Access (CMA) is a policy research organization focused on housing and mortgage finance, with particular attention to issues of access and equity. CMA was founded in 2025 by economist Scott Susin, following his tenure at the Federal Housing Finance Agency—the primary regulator of Fannie Mae and Freddie Mac—where his work focused on consumer protection, fair lending, and affordable housing.

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