

Immigrants, Natives, and Home Ownership

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What did we know?

- **Census Bureau- home ownership rates for natives 70.3%, for citizen immigrants 67.6%, and for non-citizen immigrants 34.9% in 2002.**
- **A number of studies on whether or not natives and immigrants own a home. Immigrants less likely than natives to own rather than rent**
- **Immigrant ownership rates more like African Americans', but the reasons may be different.**
- **Little known about immigrant home asset other than purchase**

Data

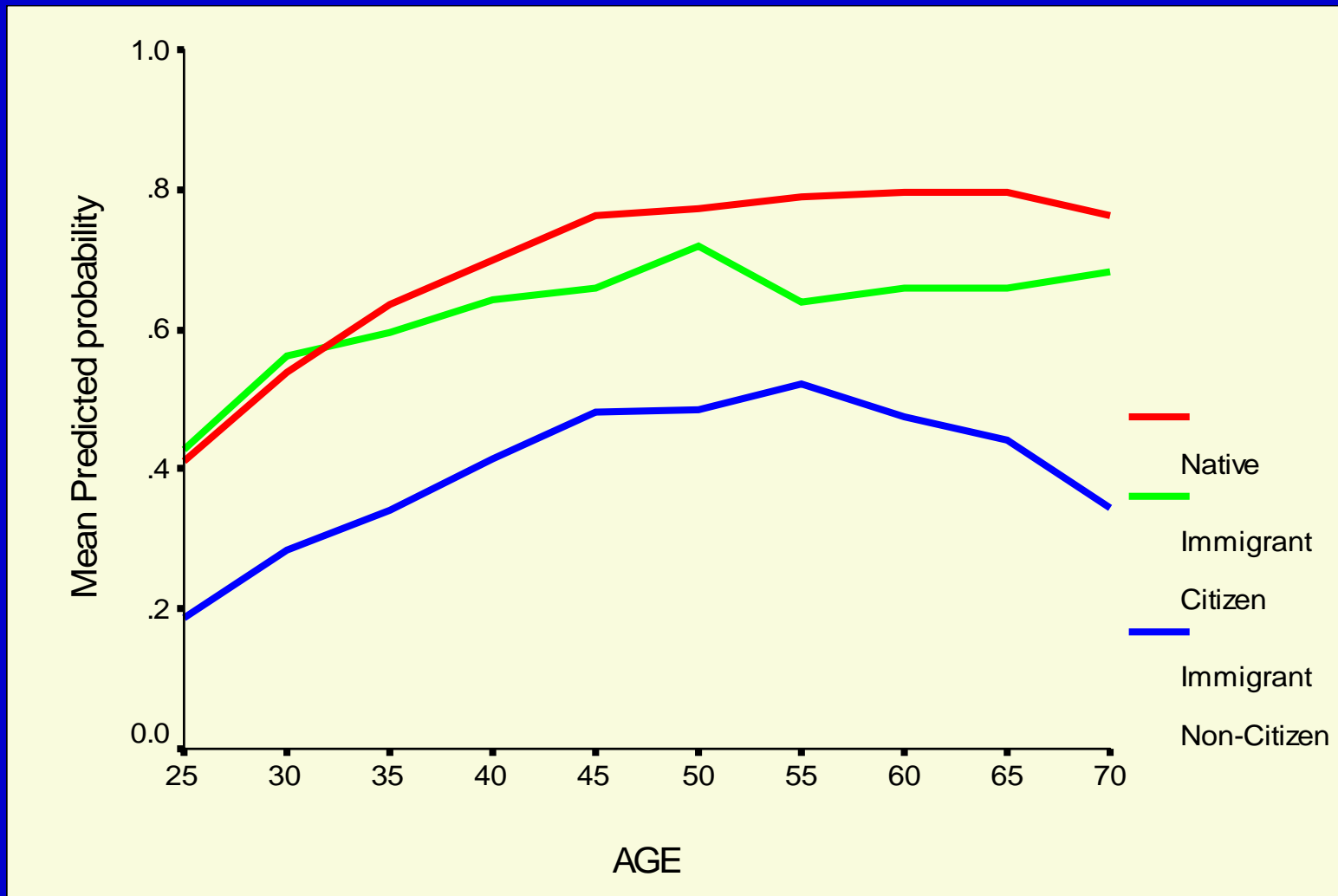
- The 1996 Survey of Income and Program Participation (SIPP).
- Each observation is the reference person for a household, whether or not the person has related persons in the household.
 - must be in both the migration history universe and the assets universe.
 - Must have non-missing data on the date of birth and on the place of birth (to determine whether or not person is an immigrant).
 - Must not be living in a mobile home.
 - Some people for whom specific important information is missing were eliminated from the sample.
- Sample size: about 25,000 natives and about 2,800 immigrants.

Homeownership by Residential location Natives, Immigrant Citizens and Non-citizens (% of each group in each location in parentheses)*

	Natives	Immigrant Citizens	Immigrant Non-Citizens
All	69.8%	64.4%	36.1%
Non-MSA Residents	71.3% (42.1)	56.1% (28.7)	29.9% (21.2)
MSA Residents	68.7% (57.9)	67.8% (71.3)	37.8% (78.8)
Gateway City Residents	66.6% (26.1)	65.8% (50.1)	34.8% (58.5)

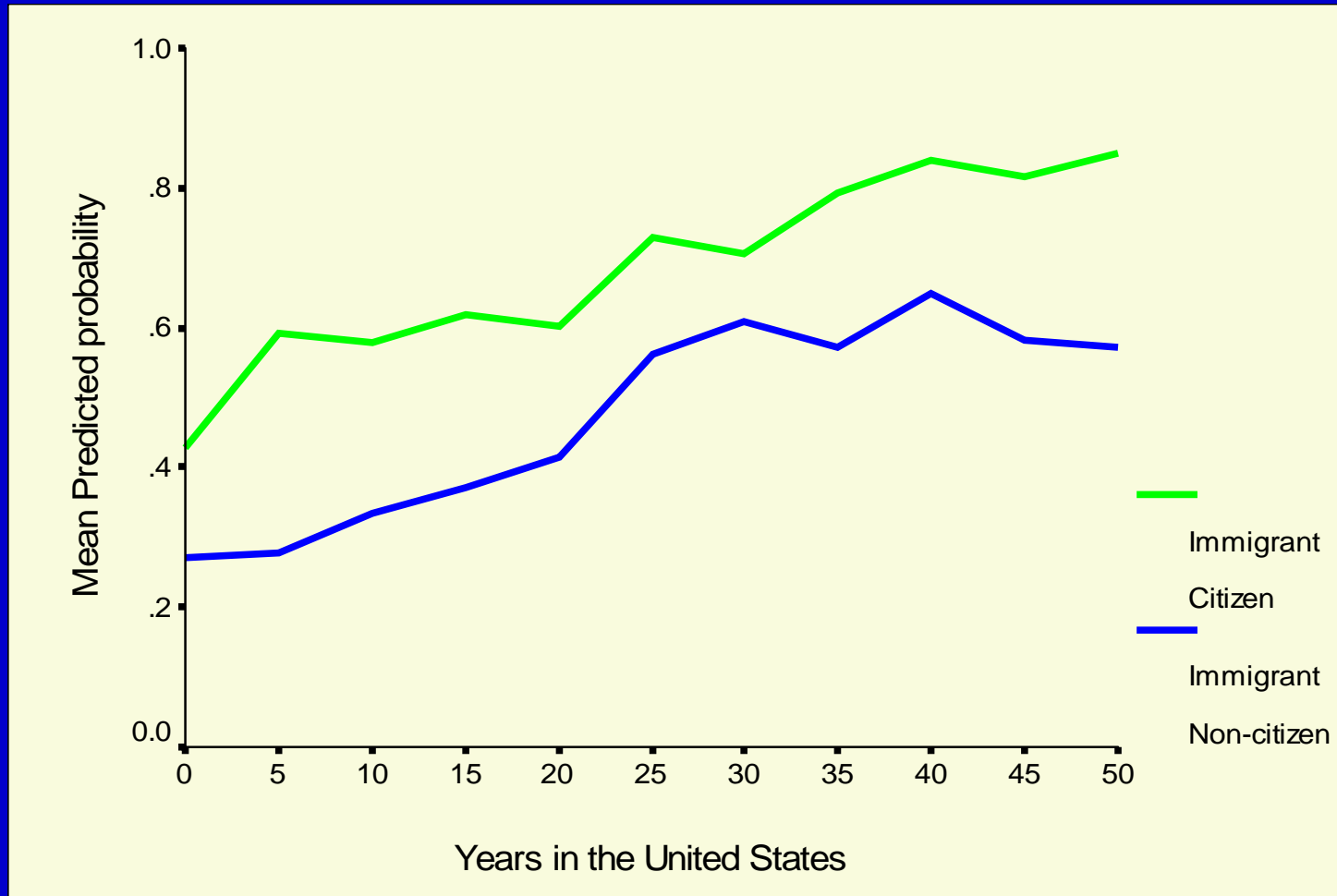
* Actual value

Homeownership by Age*



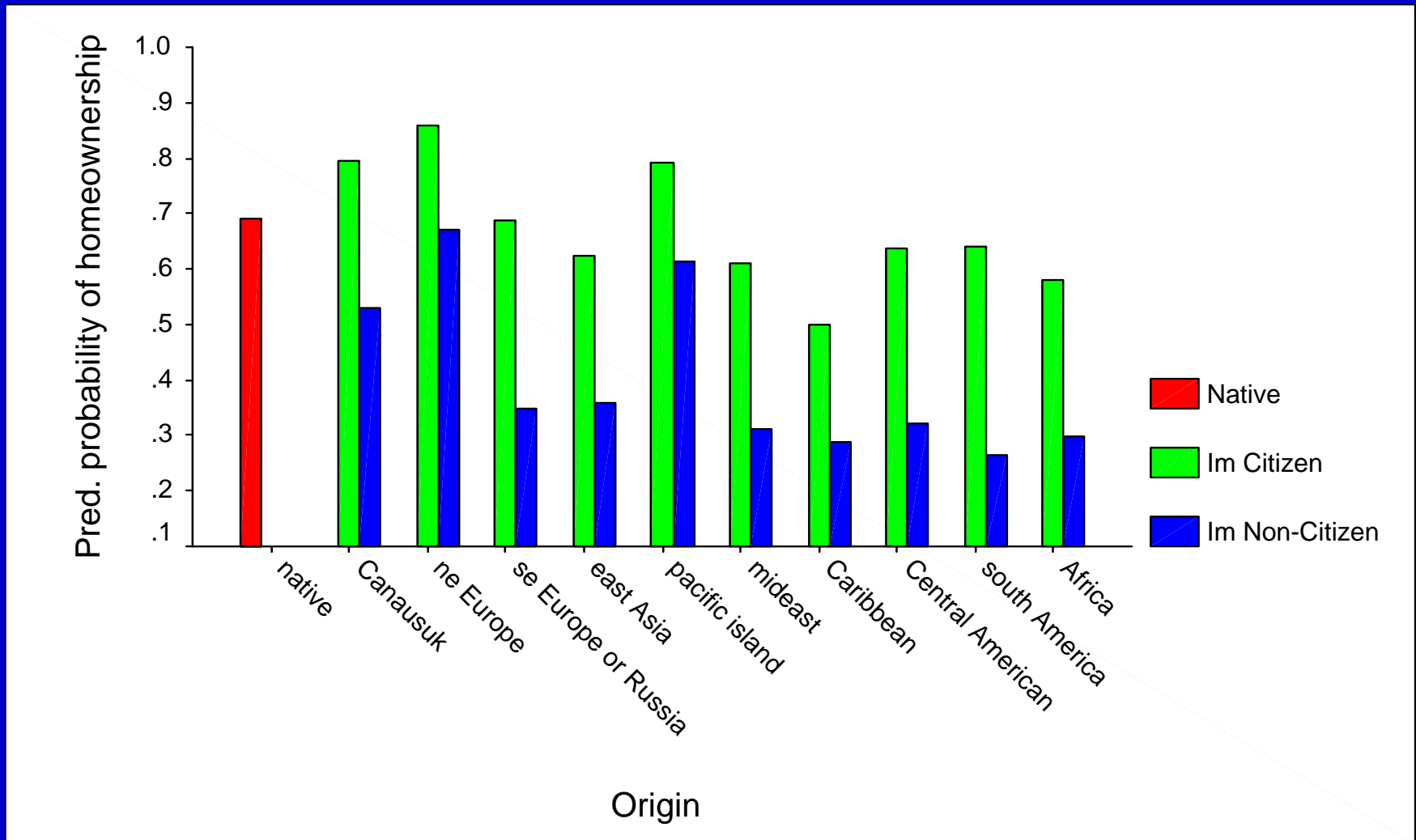
*Predicted value based on regression.

Homeownership by Years in the US*

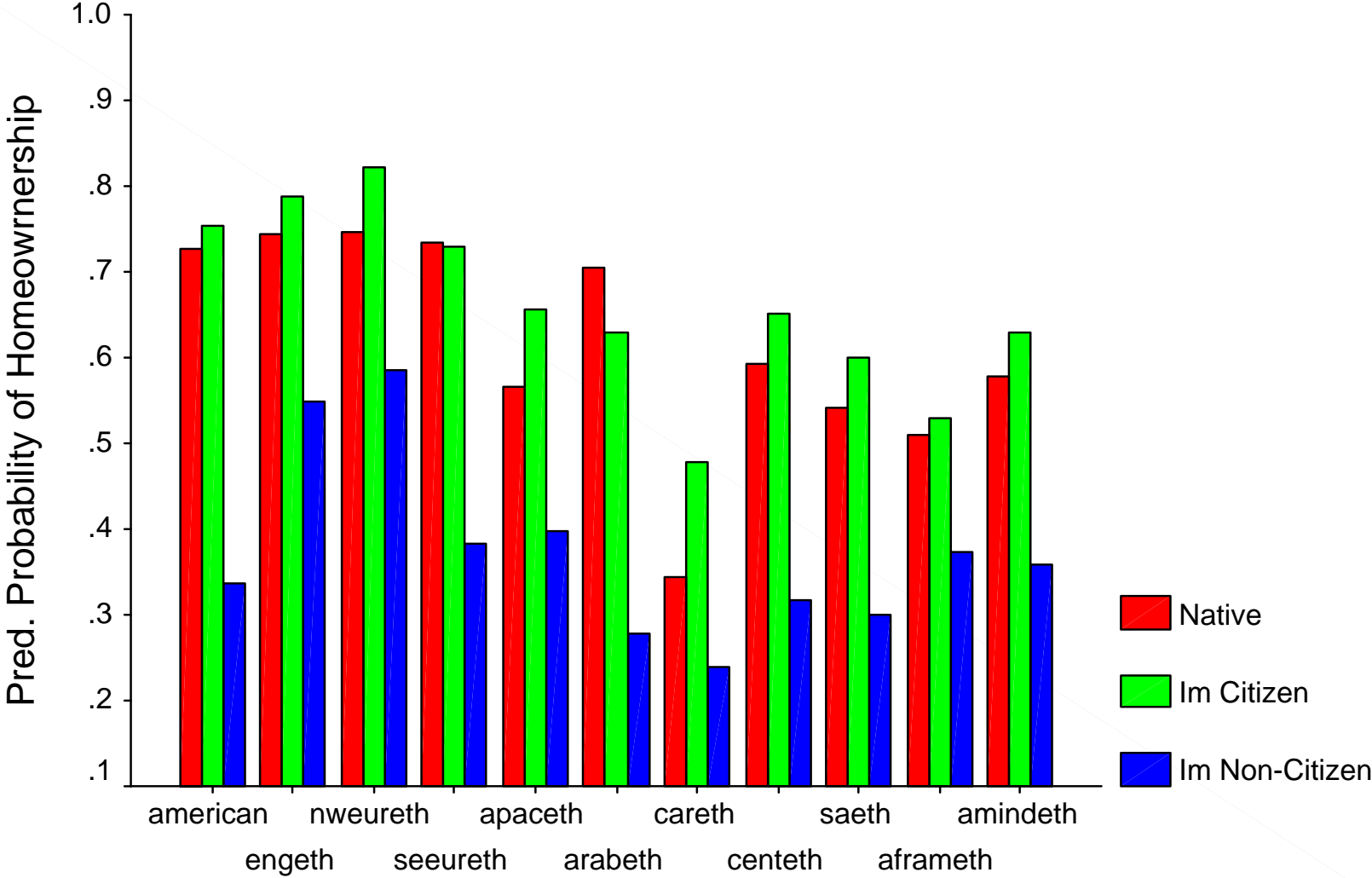


*Predicted value based on regression.

Homeownership by Nationality



Homeownership by Ethnicity



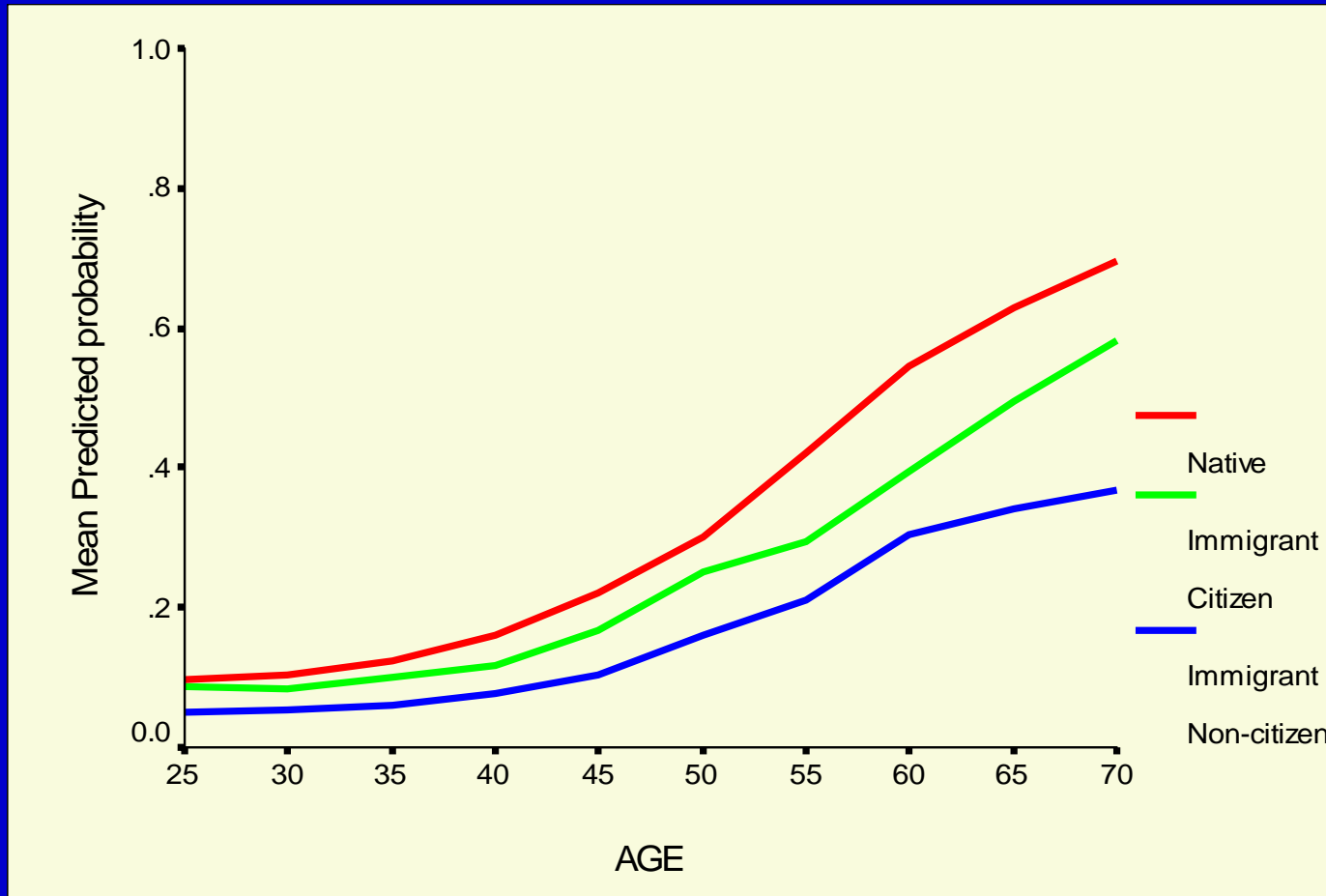
100% Homeownership

(owes \$0 on the home)*

	Natives	Immigrant Citizens	Immigrant Non-Citizens
All	45.3%	41.5%	27.3%
Non-MSA Residents	52.6% (42.1)	52.6% (28.7)	39.7% (21.2)
MSA Residents	39.9% (57.9)	38.7% (71.3)	24.8% (78.8)
Gateway City Residents	39.4% (26.1)	36.8% (50.1)	22.0% (58.5)

*Actual value

100% Homeownership by Age (owes \$0 on the home)*



*Predicted value based on regression.

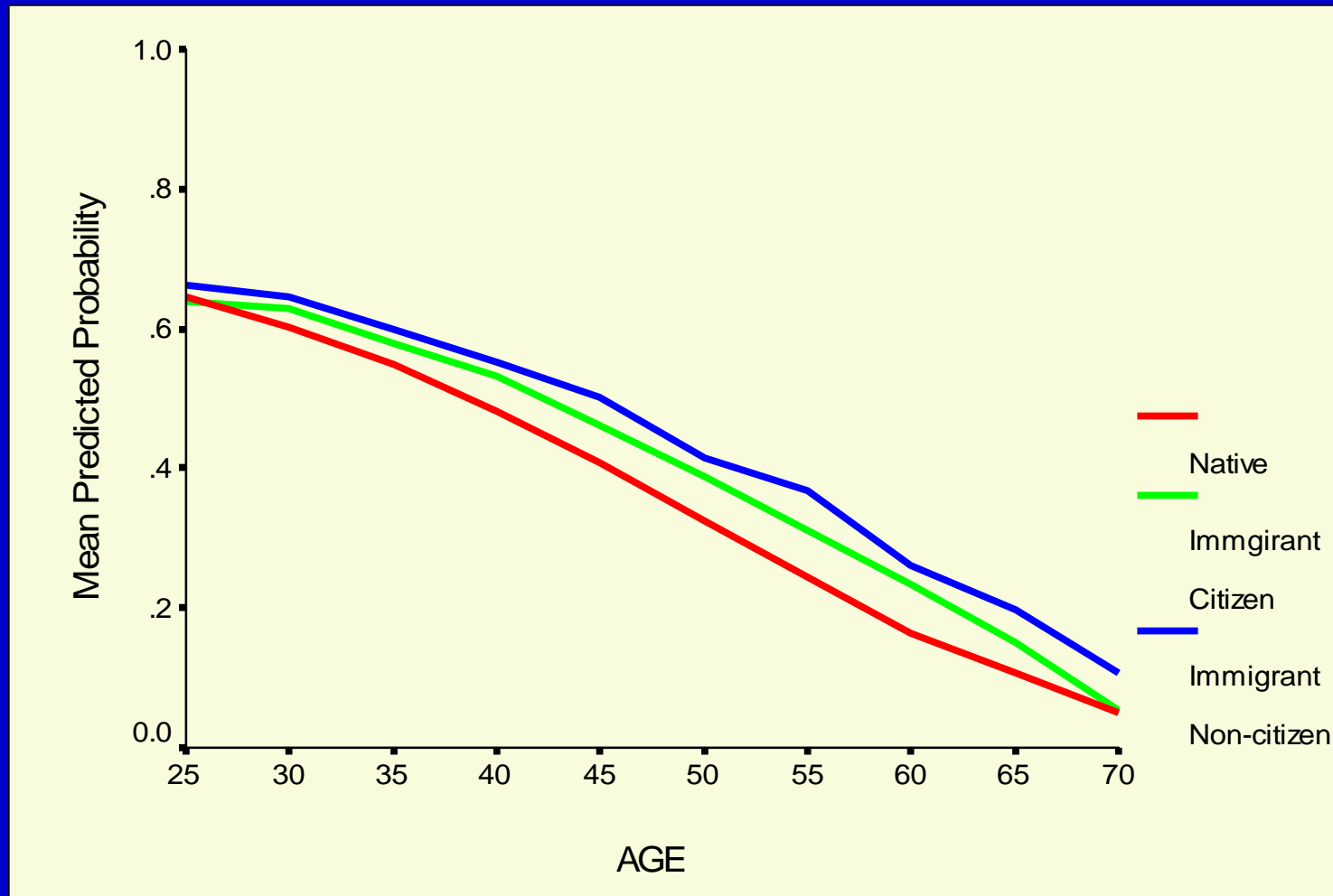
Debt to Home Value

(in percent)*

	Natives	Immigrant Citizens	Immigrant Non-Citizens
All	36.3%	39.8%	55.8%
Non-MSA Residents	29.8% (42.1)	25.7% (28.7)	44.1% (21.2)
MSA Residents	41.0% (57.9)	43.5% (71.3)	57.9% (78.8)
Gateway City Residents	40.7% (26.1)	45.5% (50.1)	60.4% (58.5)

*Actual Value

Debt to Home Value by Age*



*Predicted value based on regression.

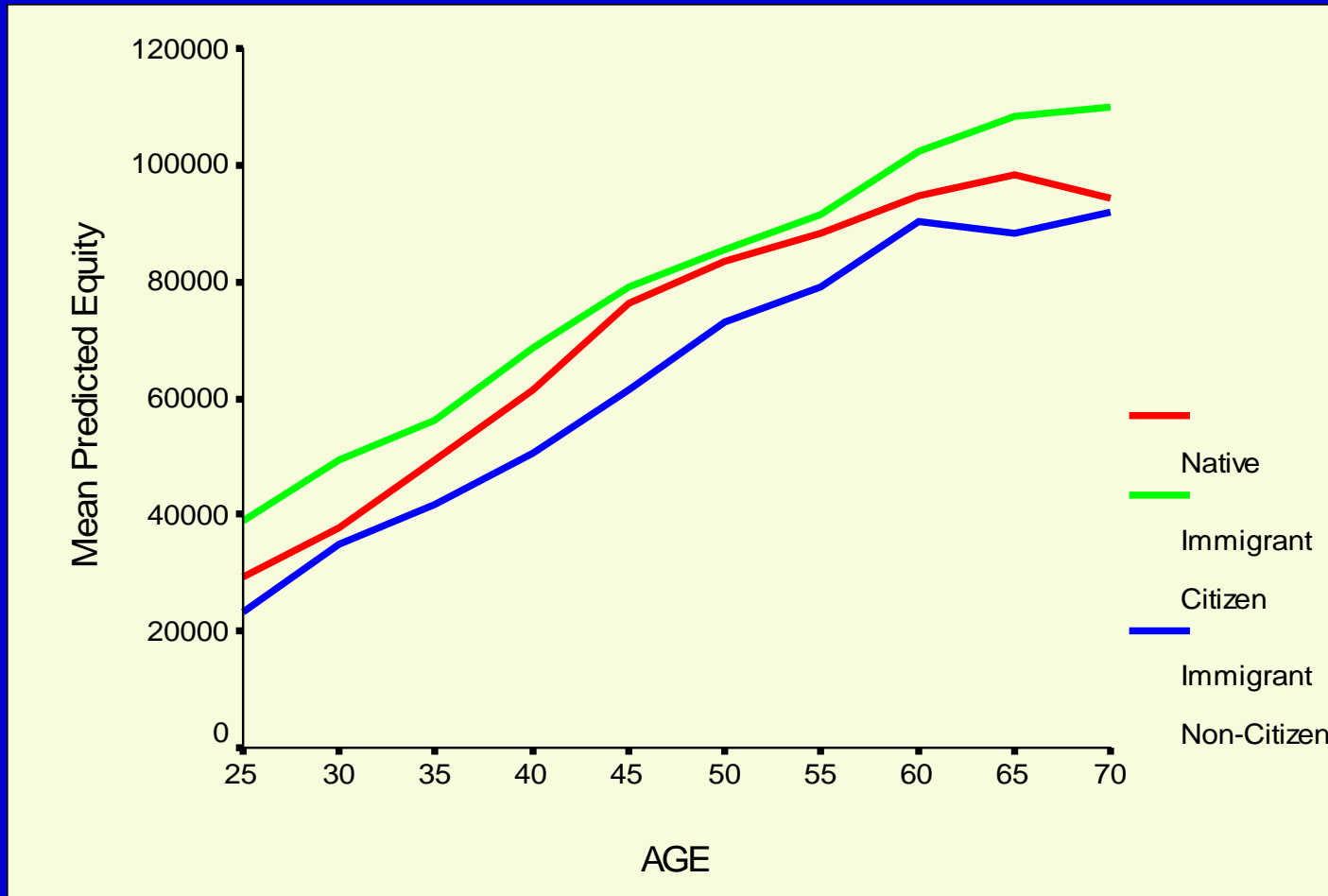
Home Equity (\$)*

(Amount sensitive to measurement—patterns consistent)

	Natives	Immigrant Citizens	Immigrant Non-Citizens
All	78,823	90,529	60,221
Non-MSA Residents	76,895 (42.1)	96,930 (28.7)	66,885 (21.2)
MSA Residents	80,123 (57.9)	90,050 (71.3)	58,849 (78.8)
Gateway City Residents	82,993 (26.1)	90,468 (50.1)	55,765 (58.5)

*Actual Value

Home Equity (\$) by Age*



*Predicted value based on regression.

Home Equity as Share of Net Wealth*

(if net wealth positive)

(Amount sensitive to measurement—patterns consistent)

	Natives	Immigrant Citizens	Immigrant Non-Citizens
All	65.9%	72.1%	79.4%
Non-MSA Residents	67.9% (42.1)	73.7% (28.7)	85.7% (21.2)
MSA Residents	64.7% (57.9)	71.7% (71.3)	78.8% (78.8)
Gateway City Residents	66.6% (26.1)	72.2% (50.1)	78.0% (58.5)

*Actual Value

What do we know now?

- Immigrant citizens/natives:
 - equally likely to have purchased a home if urban.
- Immigrant citizen/native homeowners:
 - almost equally likely to own 100% of their home.
 - have similar debt to value ratios.
- Immigrant citizen homeowners:
 - have significantly higher equity values than natives.
- Immigrant non-citizens:
 - lag behind on every measure, no matter how many years they have spent in the United States.
- Housing:
 - Is a higher proportion of wealth for immigrant citizens and non-citizens than for natives.