



Home Purchases by Race and Ethnicity

Every decade the MAPC region becomes more racially and ethnically diverse, yet discrimination and segregation continue to impact residents of color in negative ways. Buying a home is a cornerstone of building wealth in America, yet mortgage data show Black and Latino home loan applicants in the MAPC region—even those with higher incomes—are denied at rates double that of White applicants.

The data also show successful residential mortgage applications for Black and Latino applicants are concentrated in limited areas. In the MAPC region, Boston, Randolph, and Lynn account for 50% of total home-purchase loans to Black borrowers, while Lynn, Boston, Revere, Chelsea, Everett, and Framingham account for 53% of home-purchase loans to Latino borrowers.

The data reveal discrimination during the mortgage process, but this alone does not explain these patterns. Historical de jure segregation and the relative affordability of different locations may explain some of it. However, discrimination prior to the mortgage process—by agents, neighbors, and sellers—may unfairly steer prospective

homeowners of color to or away from specific locations. Planners, real estate professionals, lenders, advocates and municipal officials have a legal and moral responsibility to ensure residents of color have the opportunity to purchase a home in any part of the region they choose.

Home Purchase Loan Denial Rate by Race and Ethnicity MAPC Region, Higher Income Applicants*

