

Tracy M. Turner and Marc T. Smith, "Exits from Homeownership: The Effects of Race, Ethnicity and Income." *Journal of Regional Science*, 49(1), February 2009, pp.1-32.

This paper examines the extent to which populations experiencing low homeownership rates in the United States also experience high homeownership exit rates. We determine whether low-income, Hispanic and black households that achieve homeownership are as likely as white and high-income households to sustain it. Using the Panel Study of Income Dynamics spanning the years 1970 to 2005, we find that low-income homeowners consistently have higher homeownership exit rates, Hispanic households have higher raw exit rates prior to but not subsequent to 1997, and a black/white sustainability gap appears to arise post 1997.

JEL Classification: R20, D12