



**FEDERAL
HOME
LOAN
BANK**

REVIEW

Washington, December 1942

FEDERAL HOME LOAN BANK ADMINISTRATION





THE HOME FRONT



Repair and maintenance get top priority ratings

Recognizing the importance of keeping the Nation's civilian economy in a healthy condition, the War Production Board has authorized top priority ratings of AA-1 for essential repair and maintenance.

Included in the scope of the order, which becomes basic policy for the early months of 1943, are essential repairs for and maintenance of productive facilities, utilities, housing, and consumers' durable goods.

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Houses at the rate of 200 per day

Demountable dwellings, at the rate of more than 200 a day, are being made available by the FPHA in the Hampton Roads, Virginia, region. This area now contains more public war housing than any similar area in the United States.

The four projects of prefabricated houses—located at Newport News, Norfolk, and Portsmouth—cover an aggregate area of approximately 3 square miles and represent only a part of the program to house military and essential civilian personnel.

These demountable houses, which have from 1 to 3 bedrooms and rent for an average of about \$27.50 a month, have been used to avert the danger of permanent over-housing in these areas. It is anticipated that post-war housing needs of these communities will absorb the permanent units erected with public and private funds.

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New steel allotments permit more home building

Allotment of 15,000 additional ingot tons of steel and companion materials by the War Production Board early in November will permit the construction of 20,000 units of the war-housing program already authorized by the NHA.

The new allotment brings to 46,000 ingot tons the total amount of steel approved for war housing during the fourth quarter of 1942. This provides

for some 60,000 public and private housing units.

All new projects must comply with the standards of design and materials consumption permitted by the "War Housing Construction Standards" which became effective on October 28.

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Rent ceilings for 68 new areas

Residential rents in 68 additional defense-rental areas were brought under Federal control on December 1, and rents were set back to the level prevailing on March 1 of this year. Included in the list of cities affected are Bangor, Nashville, Richmond, Lincoln, Omaha, and Charleston.

Of the 398 defense-rental areas designated prior to the over-all blanketing of the entire country on October 5, only 43 remain in which Federal control has not been made effective. In these 43 areas, which now are under study, rent control may be put in effect at any time deemed advisable.

Since the 60-day period required by law now has elapsed for all remaining areas designated on October 5, rent control may become a fact whenever OPA regulations are issued.

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A total of 50,000,000 Americans now have purchased War Savings Bonds, a figure which, according to a recent Treasury survey, brings the ownership of bonds to a new record. More than 112,000,000 Series E Bonds are in the hands of the American people, of which 80 percent are in the \$25 and \$50 denominations.

Offices to apartments—privately financed

To meet an acute need for centrally located apartments, a Baltimore, Maryland, insurance firm has converted a six-floor office building into an apartment hotel. Completely renovated and redecorated during the last few weeks, the building now will contain 35 small apartments suited to the needs of Army and Navy officers and others who must spend a few weeks or months in the city. This project is privately financed.

Sponsors of the conversion point out that the building, like many other small office structures in every city, has been only partially occupied for many years. It is believed that complete occupancy can be obtained.

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Amendments issued to rent regulations


Supplementary amendments to Federal rent regulations have been issued by the OPA, revising provisions regarding minimum services, furniture, furnishings, and equipment.


The current requirement of "the same type, quality and quantity" of services as were being provided on the maximum rent date is changed. Effective December 1 "the same essential services and equipment" (that is, those which contribute to health and sanitary conditions) must be provided; as to other services and equipment, "not substantially less" will be required.

In a statement issued with the amendments, OPA pointed out that a landlord will be required to supply the maximum amount of heat and hot water which he can provide under the rationing order. Where there is a reduction because of compliance with fuel-oil rationing, the amendments exclude a reduction in the maximum rent.

TO HOUSE 1,600,000 WORKERS
moving into war production centers, July '42 to July '43, U. S. has scheduled 1,320,000 living accommodations*

650,000 in existing structures **NEW CONSTRUCTION**
270,000 family dwellings

PRIVATE 

PUBLIC 

*Some already built or building

Each symbol=100,000 living accommodations DATA • NHA

F-225-a Draw. for OPI



CONTENTS FOR DECEMBER - 1942

FEDERAL HOME LOAN BANK REVIEW

NATIONAL HOUSING
AGENCY

John B. Blandford, Jr., Administrator

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BANK ADMINISTRATION

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ASSOCIATIONS

FEDERAL SAVINGS AND LOAN
INSURANCE CORPORATION

HOME OWNERS' LOAN
CORPORATION

UNITED STATES HOUSING
CORPORATION



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ARTICLES

	Page
THE EFFECT OF THE WAR ON HOME FINANCING	66
Geographic variations—Experience of the various lenders—Analysis by States and type of lender—Individual lenders and “other” mortgagees show best records.	
THE PROGRESS OF THE CONVERSION PROGRAM—FIRST LEASES SIGNED	70
First conversion projects—Program extended to additional communities—Priority clearance assured—Rent regulations waived—The role of mortgage-lending institutions.	
FROM THE ANNUAL REPORT	73
Institutions in the war effort—Problems arising from the war—Specific recommendations—Strengthening of reserves—Lending policies and interest rates—Review of operations during the year—Federal Home Loan Bank System—Federal Savings and Loan Insurance Corporation—Home Owners' Loan Corporation.	
SAVINGS AND LOAN ASSETS INCREASE FOR THE SECOND SUCCESSIVE YEAR	77
Four-fifths of savings and loan assets included in Bank System membership—Mortgage holdings show substantial gain—Greater liquidity—Share capital increase almost doubled the 1940 gain—Bank District analysis—Adjustment for pledged-share accounts.	

MONTHLY SURVEY

Highlights	85
General business conditions	85
Residential construction	86
Building costs	86
New mortgage-lending activity of savings and loan associations	86
Mortgage recordings	87
Foreclosures	87
Federal Home Loan Bank System	88
Insured savings and loan associations	88

STATISTICAL TABLES

New family dwelling units—Building costs—Savings and loan lending—Mortgage recordings—Total nonfarm foreclosures—FHA activity—Federal Home Loan Banks—Sales of U. S. war-savings bonds—Savings in selected financial institutions—Insured savings and loan associations—Quarterly tables	90-96
--	-------

REPORTS

Directory of member, Federal, and insured institutions added during October-November	72
Appointment of Public Interest Directors.	72
From the month's news	76
Honor roll of war-bond sales	80

SUBSCRIPTION PRICE OF REVIEW. The REVIEW is the Federal Home Loan Bank Administration's medium of communication with member institutions of the Federal Home Loan Bank System and is the only official organ or periodical publication of the Administration. The REVIEW will be sent to all member institutions without charge. To others the annual subscription price, which covers the cost of paper and printing, is \$1. Single copies will be sold at 10 cents. Outside of the United States, Canada, Mexico, and the insular possessions, subscription price is \$1.60; single copies, 15 cents. Subscriptions should be sent to and copies ordered from Superintendent of Documents, Government Printing Office, Washington, D. C.

APPROVED BY THE BUREAU OF THE BUDGET

THE EFFECT OF THE WAR ON HOME FINANCING

Statistics on the total volume of mortgages recorded since the first of this year provide a comprehensive picture of the effect of the War on home-financing activities. Commercial banks, savings and loan associations, and mutual savings banks seem to be the hardest hit, but all mortgagees report reductions from 1941 totals.

■ TOTAL home-financing activity by all types of mortgage lenders has been reduced nearly 15 percent during the first year of operations under war conditions. From a post-depression peak of more than \$4,700,000,000 in 1941, the total volume of mortgages of \$20,000 or less recorded during the full year of 1942 will drop to \$4,000,000,000, about equal to the 1940 activity. These estimates are based on mortgage-recording statistics reported to the Federal Home Loan Bank Administration from areas containing more than two-thirds of the non-farm population in the entire country.

As in the case of residential construction, a comparison of the story of 1942 mortgage-financing operations with that of the preceding year is one which has become progressively unfavorable. January figures were actually 4 percent higher than in the first month of last year. However, February showed a fractional decline, and the downward trend was on. By April the current year figures were running 10 percent below the 1941 totals; and in May, 20 percent. Since that time, the declines have leveled off somewhat, although August registered the poorest year-to-year comparison—a drop of slightly more than 21 percent.

Recordings during the first quarter of the year were only \$310,000 below the same 1941 period; in the second 3 months the gap was widened to more than \$200,000,000; and third quarter totals were almost \$260,000,000 under the level of a year ago.

GEOGRAPHIC VARIATIONS

From the map on the facing page, it is apparent that there has been some definite geographic pattern in the degree to which the current decline in home-financing activity has affected various sections of the country. Generally speaking, the Southwestern and Middle Atlantic States have been able to make the best records, with six States in these areas (plus Maine) actually showing some increase over last year's volume; and several other States in these sections of the country registered declines of less than 10 percent.

The Pacific Coast and northern Rocky Mountain sections, together with the South Atlantic States of Florida, South Carolina, and North Carolina, reported the largest decreases from 1941 totals. South Dakota, Idaho, and Florida have each experienced reductions of more than 40 percent during the first 9 months of this year.

On a Bank District basis, the Little Rock region was the only District to show even a fractional increase so far this year; and the sharpest declines were evident in the Los Angeles and Winston-Salem areas. The drop in these two Districts (more than \$180,000,000) was equal to almost 40 percent of the net reduction suffered by all lenders throughout the entire country.

EXPERIENCE OF THE VARIOUS LENDERS

There have been sharp differences in the experience of the various types of mortgage lenders. On the basis of the recording data, commercial banks and trust companies, savings and loan associations, and mutual savings banks have been the most seriously affected, registering declines of 20, 19, and 18 percent, respectively. On the other hand, insurance companies, individuals, and the miscellaneous classification of institutional lenders showed drops of only 5, 4, and 3 percent, respectively, in a comparison of the first 9 months of 1941 and 1942.

The net effect of these changes has been to bring about a shift in the proportion of total activity attributable to each lender: The share of savings and loan associations, while still the largest single portion, has been reduced from 32 percent of the total volume to 30 percent. Banks and trust companies have dropped from 25 to 23 percent, while mutual savings banks were able to maintain their ratio of 4 percent. The largest relative increase was registered by the miscellaneous classification of institutional lenders, principally mortgage companies, which accounted for 16 percent of this year's total as against only 14 percent in the first 9 months of last year.

Individual lenders and insurance companies each added one point to their share of the aggregate

business and now account for 18 and 9 percent, respectively. The increased proportion of lending by individuals has been one of the features of recent mortgage recording data. Throughout 1939 and 1940, the share of business done by this classification was growing steadily smaller, but now that trend seems to have been altered at least temporarily.

One phase of current home financing—the sale of mortgages—is difficult to trace through recording statistics. In most cases the mortgage instruments are simply assigned to the new owner, and it is not necessary to record the mortgage on county records again. For example, the activity of mortgage companies, which is included in the “other” mortgagee classification, does not indicate the *ultimate* holder of the loan as these institutions specialize in making and then selling mortgages. This fact does not

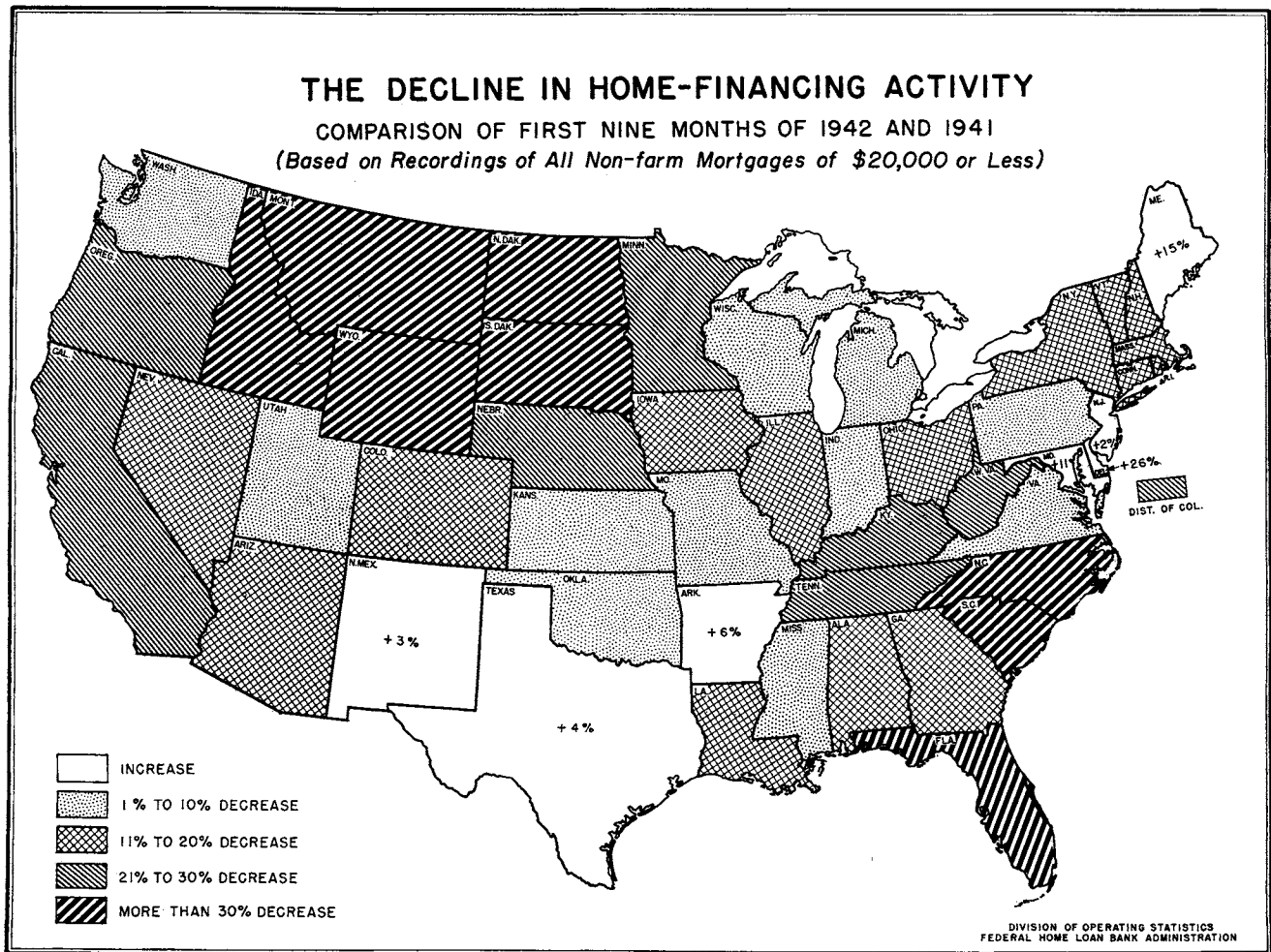
alter the value of the statistics, however, in measuring the part each lender plays in the competition for making the original loans.

ANALYSIS BY STATES AND TYPE OF LENDER

To bring the facts closer to the operations of each individual mortgage lender, the table on page 69 shows the percentage change for each mortgagee classification in all the States and in the District of Columbia.

Savings and loan associations, which reported an over-all drop of 19 percent, showed declines in six out of every seven States. In only seven States (Maine, Vermont, Delaware, Maryland, Utah, New Mexico, and Nevada) were the 1942 totals higher than in the same period of the previous year. The greatest percentage decline was registered in Florida

The effects of the War on home-financing activity have not been felt equally in all parts of the country, as the map below demonstrates. With the total volume of recordings down 13 percent, it is logical that more States are found in the range from 11 to 20 percent decreases. Ten of the 15 areas in this group were located east of the Mississippi River. Generally speaking, the southwestern sections of the country were least affected by the current decline, while States in the Northwest and Southeast were hit the hardest.



where association recordings dropped 62 percent from \$19,000,000 to slightly more than \$7,000,000. Whereas, in 1941, savings and loan associations in this State accounted for 28 percent of all recordings, their share during the first three quarters of this year has been reduced to 18 percent.

Savings and loan associations did a smaller share of the total business in two out of every three States. In 5 States, these institutions were able to maintain their proportion of the aggregate volume; and in 12 others, increased their respective share of the mortgages recorded.

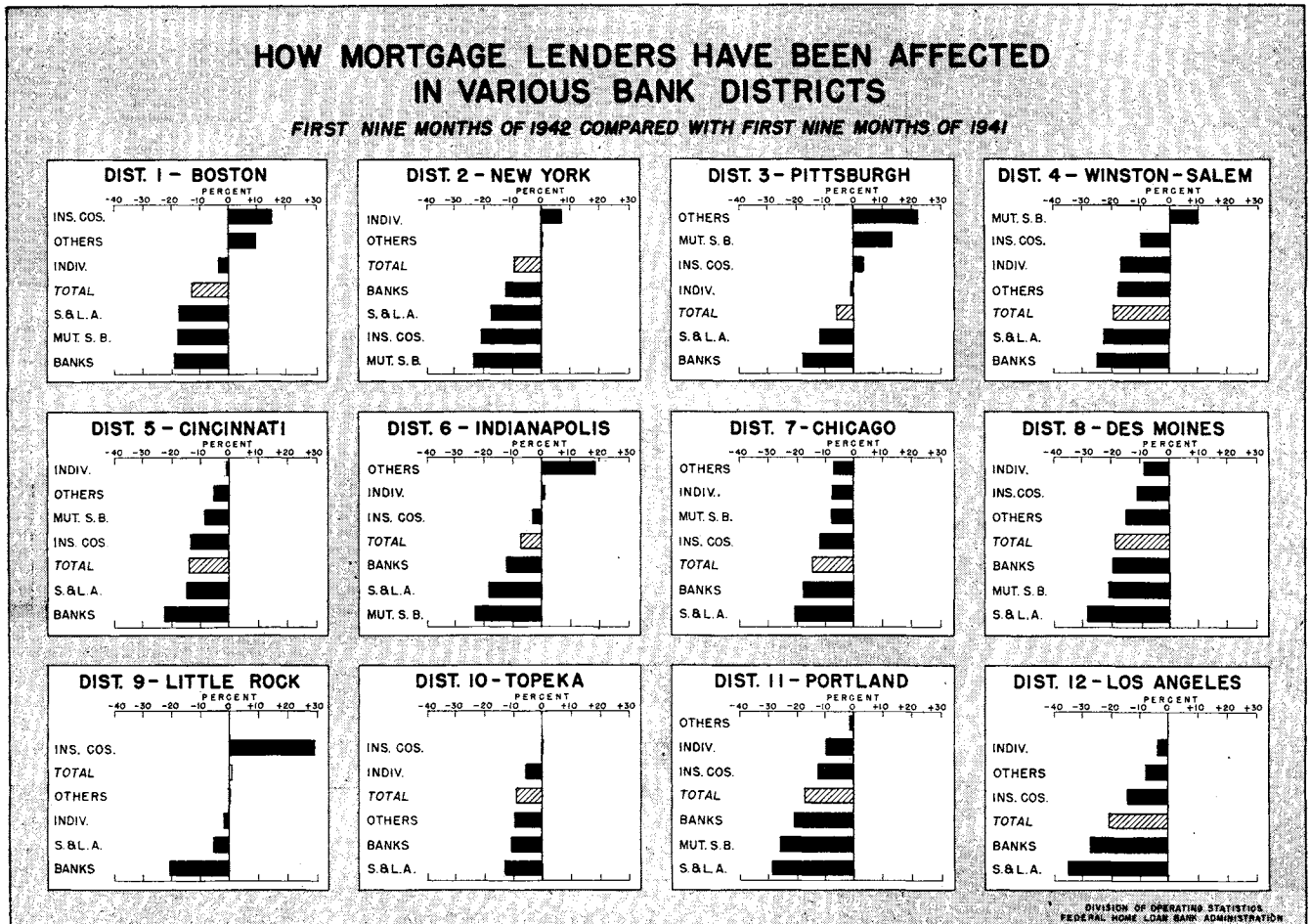
Banks and trust companies, which showed the largest decline in total volume (20 percent), were also affected in every part of the country. Without exception the 1942 totals for banks in each State and in the District of Columbia were below the levels for the same period of last year.

In California, which still accounts for more than one-fifth of all commercial bank recordings, lending by these institutions was down 28 percent. The largest percentage decline, however, was shown in Idaho where their 1942 activity was less than half that carried out in 1941 and where their share dropped from one-fourth to only one-seventh.

Banks and trust companies accounted for a smaller proportion of the business done in 31 States and in the District of Columbia. They were able to hold their 1941 positions in eight States, and made relative gains in nine other scattered States.¹

¹ Although a mortgagee showed a decline in his activity during the period, this did not preclude his obtaining a larger share of the total business, if the percentage reduction which he experienced was smaller than the percentage reduction in the total lending by all mortgagees in that area. In South Carolina, for example, bank and trust company recordings were down 13 percent, but the total for all lenders in that State was down 32 percent. As a result, the share of business accounted for by banks increased from one-fifth of the total in 1941 to almost one-fourth of the total for this year.

The charts below show the change in the volume of business handled by each type of lender in the various Federal Home Loan Bank Districts, and compare the activity during the first 9 months of this year with the same period in 1941. If the bar of any mortgagee is above the *total* bar, that indicates that he has done a larger share of the total business this year than he did a year ago. The miscellaneous classification of institutional lenders ("other mortgagees") had the best record in 4 out of the 12 Bank Districts; individual lenders were on top in 4 regions; insurance companies in 3; and mutual savings banks, 1.



The experience of *insurance companies*, generally speaking, was somewhat above the average for other types of lenders. In 19 States loans by these institutions were higher during the first 9 months of this year than in the same 1941 period. These increases were particularly concentrated in New England and in the Little Rock District. The gains in these areas, however, were not enough to offset the declines in the other parts of the country, and the net result was a 5-percent drop in total insurance company recordings. The largest increase in volume was registered in Texas (up 25 percent); and the greatest decline was recorded in California.

The ratio of insurance company recordings to the total business written showed gains in 29 States; stayed the same in 8 States and the District of Columbia; and declined in 11 States.

Mutual savings banks, of course, are active lenders in only about 18 States and more than seven-tenths of all their business was carried on in Connecticut, Massachusetts, and New York. The declines in these areas were more than enough to offset the relatively small gains registered in six States.

The drop of 26 percent in New York reduced the mutual savings bank share of the total business in that State from nearly one-quarter of the 1941 volume to just over one-fifth of the aggregate recordings during the first three quarters of this year. Their share of the total business was also reduced in five other States, but in most areas they were able to maintain their position.

INDIVIDUAL LENDERS AND "OTHER" MORTGAGEES SHOW BEST RECORDS

The relative stability of *individual lenders* is apparent from the fact that the 1942 totals for this classification were higher than in the preceding year in 17 out of the 48 States. More than half of these States were located in areas near the Atlantic Coast. Percentagewise, the biggest gains by these lenders were registered in Delaware, Vermont, and Utah. On the other hand, the biggest reductions were found in South Carolina and Tennessee.

Individual lenders increased their share of the total business in about two out of every three States. This was the best record on this score for any of the various mortgagee classifications. In every State in the New York, Pittsburgh, Indianapolis, Chicago, Des Moines, and Portland Bank Districts, these lenders were able to secure a larger share of this year's activity than they were a year ago, or were at

(Continued on p. 96)

Percentage change in the volume of mortgage recordings, by type of lender

[First 9 months of 1941 and 1942]

Federal Home Loan Bank District	Total	Savings and loan associations	Insurance companies	Banks and trust companies	Mutual savings banks	Individuals	Others
UNITED STATES.....	-13.4	-19.0	-4.8	-20.3	-18.0	-4.3	-3.0
Boston.....	-12.6	-17.2	+15.4	-19.9	-17.6	-3.2	+10.0
Connecticut.....	-10.7	-15.6	+11.1	-22.1	-24.1	+3.2	+5.7
Maine.....	+15.2	+37.6	+30.4	-13.3	+17.0	+7.9	+25.3
Massachusetts.....	-15.2	-20.6	+17.9	-13.1	-14.1	-9.1	+14.0
New Hampshire.....	-19.2	-14.3	+280.8	-25.8	-34.2	+17.9	-6.5
Rhode Island.....	-16.1	-18.6	-25.9	-37.2	-14.8	-4.1	+20.7
Vermont.....	-11.0	+3.0	+431.1	-14.1	-38.2	+27.6	+45.0
New York.....	-9.7	-17.2	-20.5	-12.0	-23.3	+7.3	+0.1
New Jersey.....	+2.4	-3.4	-14.4	-8.5	+14.1	+14.7	+21.7
New York.....	-17.3	-25.2	-26.4	-16.7	-26.4	+2.7	-15.8
Pittsburgh.....	-5.6	-11.5	+3.6	-17.5	+13.6	-0.7	+22.7
Delaware.....	+26.0	+106.9	-9.9	-24.1	+80.4	+72.3	+89.2
Pennsylvania.....	-3.9	-11.6	+2.1	-14.3	+8.6	+0.1	+26.1
West Virginia.....	-23.3	-22.4	+17.0	-32.2	+31.0	-20.7	-31.3
Winston-Salem.....	-19.7	-22.6	-9.9	-24.8	+10.0	-16.8	-18.0
Alabama.....	-10.7	-19.1	+12.5	-37.2	.....	+0.4	-4.8
District of Col.....	-23.8	-25.7	-24.1	-39.6	.....	-9.9	-23.1
Florida.....	-40.8	-62.0	-33.3	-36.6	.....	-21.7	-45.7
Georgia.....	-16.6	-16.8	-0.9	-14.1	.....	-15.8	-29.7
Maryland.....	+11.4	+6.8	+6.9	-3.8	+10.0	+3.1	+81.1
North Carolina.....	-33.0	-30.6	-35.6	-25.6	.....	-30.0	-54.4
South Carolina.....	-32.4	-45.3	-1.8	-12.6	.....	-41.8	-33.3
Virginia.....	-9.1	-9.7	+57.8	-27.1	.....	-19.4	+10.3
Cincinnati.....	-13.9	-14.2	-13.2	-22.4	-8.6	-1.0	-5.0
Kentucky.....	-24.8	-27.3	-15.3	-26.9	.....	-4.6	-28.2
Ohio.....	-10.9	-12.4	-15.2	-15.1	-8.6	+6.2	-4.7
Tennessee.....	-22.9	-12.8	-5.0	-50.7	.....	-41.2	-2.0
Indianapolis.....	-7.1	-18.4	-3.0	-12.0	-32.7	+1.2	+18.9
Indiana.....	-6.9	-13.8	-17.4	-4.6	-32.7	+7.3	+29.6
Michigan.....	-7.2	-25.8	+7.8	-16.1	.....	-1.4	+15.9
Chicago.....	-14.4	-20.5	-11.8	-18.0	-7.3	-7.1	-7.0
Illinois.....	-17.0	-22.5	-11.4	-20.4	.....	+14.5	-9.8
Wisconsin.....	-5.9	-13.7	-13.3	-12.4	-7.8	+4.3	+19.4
Des Moines.....	-18.5	-28.0	-10.7	-19.6	-20.8	-8.7	-14.4
Iowa.....	-18.7	-21.9	-31.4	-19.2	.....	-15.5	-0.4
Minnesota.....	-29.0	-39.3	-2.0	-33.3	-20.8	-24.6	-28.7
Missouri.....	-8.9	-16.1	-1.0	-11.6	.....	+11.7	-13.0
North Dakota.....	-36.4	-41.4	-40.8	-42.4	.....	-13.1	-26.0
South Dakota.....	-45.1	-47.6	-69.4	-37.6	.....	-30.8	-46.2
Little Rock.....	+0.4	-5.2	+29.3	-20.3	.....	-1.7	+0.1
Arkansas.....	+6.1	-16.9	+63.2	-9.0	.....	-9.6	+74.8
Louisiana.....	-10.7	-9.3	+30.1	-46.7	.....	-1.9	-37.5
Mississippi.....	-1.6	-15.6	+35.4	-26.5	.....	+0.6	+16.4
New Mexico.....	+2.7	+4.8	+299.1	-4.8	.....	-8.9	+42.8
Texas.....	+4.1	-0.1	+24.8	-29.8	.....	-0.4	+6.6
Topeka.....	-9.6	-12.8	+0.2	-10.7	.....	-5.7	-9.8
Colorado.....	-10.6	-14.2	-36.9	-33.5	.....	+1.5	-8.4
Kansas.....	-9.2	-14.5	-9.5	-6.7	.....	-7.5	+2.1
Nebraska.....	-21.6	-24.3	-8.9	-15.2	.....	-17.5	-42.2
Oklahoma.....	-2.1	-2.7	+42.0	-2.2	.....	-10.6	-7.7
Portland.....	-17.2	-28.3	-12.3	-20.9	-25.4	-9.5	-1.3
Idaho.....	-44.4	-58.0	-17.2	-69.6	.....	-10.2	-34.9
Montana.....	-33.3	-35.7	-27.7	-37.4	.....	-28.4	-36.0
Oregon.....	-22.7	-39.1	-13.9	-26.6	-26.8	+7.0	-14.7
Utah.....	-2.1	+1.2	+3.4	-15.3	.....	+23.3	+60.8
Washington.....	-10.5	-25.4	-12.1	-9.0	-25.2	-8.4	+10.7
Wyoming.....	-35.0	-29.7	+410.0	-46.0	.....	-24.7	-50.1
Los Angeles.....	-20.9	-34.7	-14.2	-27.1	.....	-3.6	-7.8
Arizona.....	-18.1	-1.9	-51.8	-4.6	.....	-29.8	-44.7
California.....	-21.1	-35.8	-13.7	-27.6	.....	-1.9	-6.9
Nevada.....	-15.6	+4.6	-46.6	-7.8	.....	-24.9	-39.8

PROGRESS OF THE CONVERSION PROGRAM— FIRST LEASES SIGNED

Response to the NHA's program to provide war housing through the conversion of existing dwellings indicates widespread interest in this new plan. Initial projects are already under way in Alexandria, Virginia, and Mobile, Alabama. Additional cities have been approved for operations.

■ THE first leases under the National Housing Agency's program for the conversion of private property into additional living quarters for war workers have already been signed, and operations are now under way. By Christmas, it is expected that at least some of these units will be ready for occupancy.

Hundreds of applications were received from private property owners following the inauguration of the program which is designed to save time, critical materials, labor, transportation, and money. The properties are now being inspected for their acceptability in line with these standards. Special efforts are being made to secure the support and cooperation of mortgage-lending institutions which can play a major role in the success of this new phase of war housing.

Four new cities have been added to the list, published in the November REVIEW, of communities in which the plan is now in operation. The Reading-Pottstown, Pennsylvania area, and the west coast

cities of Los Angeles and San Diego are now included, bringing the total to 76. The program in Erie, Pennsylvania, has been temporarily deferred

FIRST CONVERSION PROJECTS

On November 19, leases on the first two conversion projects were signed: one on a residence in Alexandria, Virginia, to be remodeled into apartments for family use; and the other on an office building in Mobile, Alabama, to be converted into dormitory space for single workers.

The residential property (illustrated on the next page) is owned by a Brigadier General in the United States Army. It is a 3-story, brick structure which now contains 14 rooms and 4 baths. When the projected conversion process is completed, this house will yield six 3-room apartment units, each with a living-room, bedroom, kitchen, and bath. Bids for the contract to make these changes have been obtained by the HOLC, which is handling the conversion projects for the Homes Use Service of the NHA. The HOLC not only awards the contract, but will also supervise the remodeling, and rent and manage all family-dwelling units converted under the Homes Use program.

The office building in Mobile was leased, and will be converted, by the Federal Public Housing Authority as the first nonresidential property to be included in this program. This structure will yield 200 dormitory units and requires only the installation of showers, relocation of room partitions, refinishing of the floors, and painting of interiors. Remodeling work began on November 23 and the building is to be ready for occupancy by war workers within 30 days from that date.



The Meaher office building located at the corner of St. Michael and St. Joseph Streets, in Mobile, Alabama, is the first major nonresidential structure to be leased by the Government for conversion into housing facilities. Remodeling will require only minor structural alterations to yield 200 dormitory units for use in one of the country's most critical housing situations.

PRIORITY CLEARANCE ASSURED

The procedure under which priority assistance will be granted for these conversion projects has

been streamlined to assure the speedy delivery of all materials necessary to complete the remodeling. An AA-4 rating has been assigned them, which parallels the rating granted to new construction.

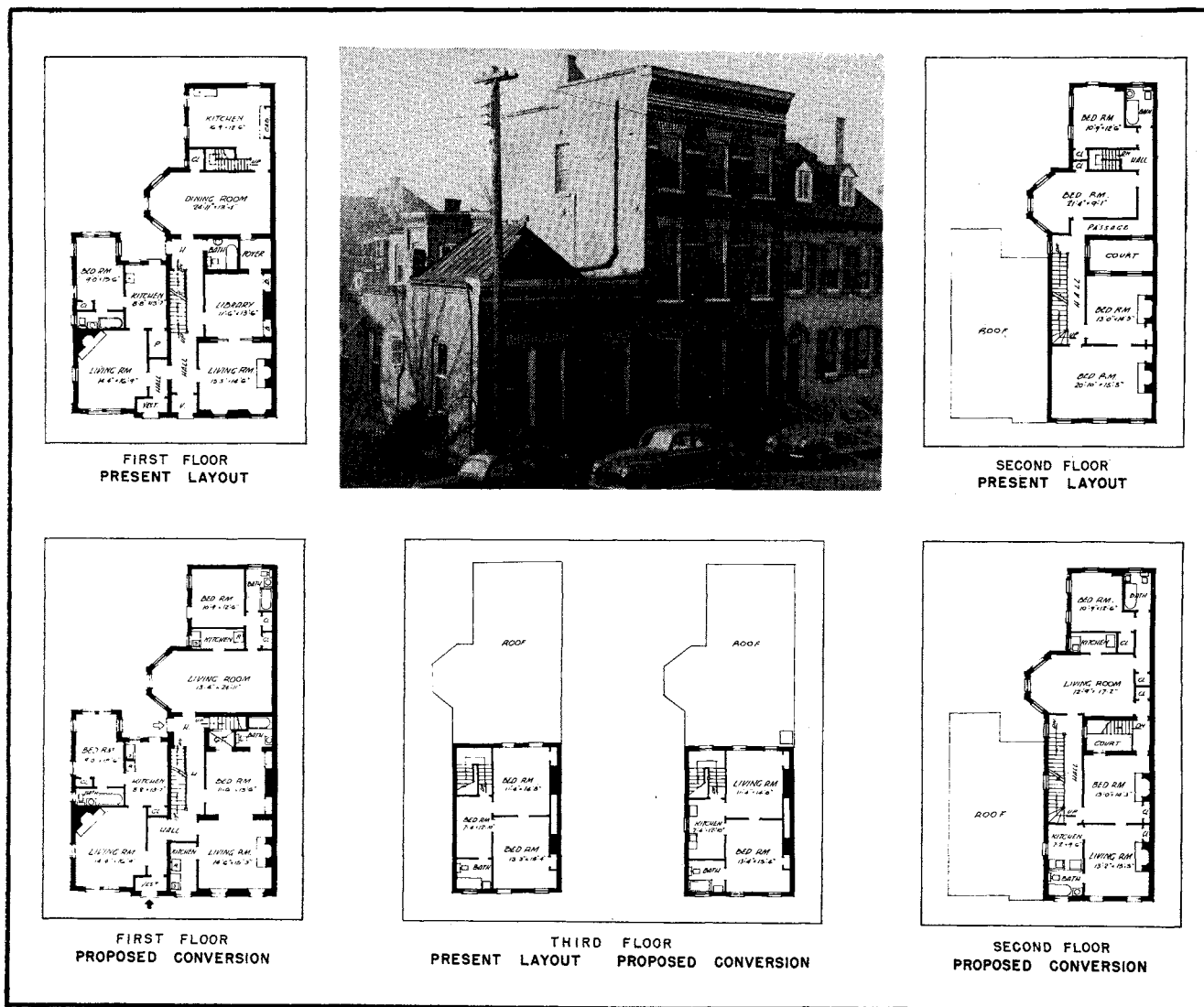
At the present time, all applications for priority assistance are sent to the HOLC offices in New York City where they are taken directly to the WPB Construction Bureau (also in New York City) for immediate processing. Arrangements have been completed, and will be effective in the near future, to decentralize the approval of priority certificates. Regional offices of the HOLC will then act for the War Production Board in the processing and granting of priorities certificates for these conversion projects.

The property pictured below is the first home leased by the National Housing Agency for conversion purposes. Located at 905-910 Cameron Street, Alexandria, Virginia, the house contains 14 rooms and 4 baths according to the present floor plans. The architect's suggestions for converting the property into six 3-room units are also shown. When remodeled according to these plans, each of the six apartments will contain a living-room, bedroom, kitchen, and private bath. Only a minimum amount of critical materials will be required to produce these additional housing units.

RENT REGULATIONS WAIVED

Housing accommodations leased to the Government under the Conversion Program are now exempt from Federal rent regulations, by a special amendment of the Office of Price Administration. This exemption allows the owner of a building which will be leased to the Government to discontinue the services furnished on the maximum rent date.

However, rents charged by the National Housing Agency to war workers occupying the remodeled units will conform to the regulations. Rents charged for the converted dwellings will be comparable to the prevailing rents for similar housing accommodations in that area.



THE ROLE OF MORTGAGE-LENDING INSTITUTIONS

Mortgage-lending institutions have a dual role to perform in furthering NHA's Conversion Program. First, they can encourage borrowers to convert their own properties for housing war workers, either with private funds advanced by the lending institutions or under the Government-lease plan. Second, they can study the properties which they own to see that maximum use is made of these structures.

In the case of real estate it now owns, if the property is converted under the Government-lease plan, the institution will be assured of a cash income as long as the property is leased. Further, the sale of these properties should be stimulated because—instead of offering more or less obsolete single-family dwellings—an institution can offer income properties already leased, with carrying charges guaranteed. Structures not sold during the war period will revert to the owning institution as an income property without lien for conversion.

The conversion of a property now covered by an existing mortgage loan will strengthen the security behind the loan portfolio in two ways, because (1) the value of the property will be increased; and (2) the expanded use of existing community assets will tend to stabilize values during and after the War.

Finally, the risk that existing sales contracts will revert to the owned-property account will be lessened to the extent that purchasers participate in the Conversion Program and thus assure the uninterrupted payment of charges, taxes, and—usually—principal reductions by the Government.

Mortgage lenders, therefore, have an unusual opportunity to combine war service with a legitimate strengthening of loan portfolios and a solution to the problem of owned real estate.

Directory of Member Institutions

Added during October–November

I. INSTITUTIONS ADMITTED TO MEMBERSHIP IN THE FEDERAL HOME LOAN BANK SYSTEM BETWEEN OCTOBER 16, AND NOVEMBER 15, 1942

DISTRICT NO. 2

NEW JERSEY:

Kearny:

Monarch Savings and Loan Association, 255 Kearny Avenue.

Morristown:

The Morris County Savings Bank, 21 South Street.

Newark:

Plymouth Savings and Loan Association, 359 Springfield Avenue.

DISTRICT NO. 3

PENNSYLVANIA:

Harrisburg:

Penn State Building and Loan Association, 21 South Second Street.

Philadelphia:

S. A. V. E. Building and Loan Association, 3218 North Front Street.
The Trust Building and Loan Association, 1936 East Cumberland Street.

TERMINATIONS OF MEMBERSHIP IN THE FEDERAL HOME LOAN BANK SYSTEM BETWEEN OCTOBER 16, AND NOVEMBER 15, 1942

KENTUCKY:

Covington:

The Fifth District Building Association, 1736 Holman Avenue (liquidation).

Newport:

Workingmen's Loan and Building Association of Newport, 103 East Seventh Street (sale of assets to Security Savings, Loan and Building Association, Newport).

NEW JERSEY:

Millburn:

Millburn Building and Loan Association, 62 Main Street (sale of assets to Investors Savings and Loan Association of Millburn).

Jersey City:

Jackson Building and Loan Association, 746 Grand Street (liquidation).

Phoenix Loan and Building Association, 746 Grand Street (liquidation).

Newark:

Beaver Building and Loan Association, 31 Clinton Street (liquidation).

Prosperity Building and Loan Association, 550 Central Avenue (liquidation).

PENNSYLVANIA:

Pittsburgh:

Twenty-Eighth Ward Building and Loan Association of Pittsburgh, 131 South Seventeenth Street.

TEXAS:

Palestine:

Mechanics Building and Loan Association.

WISCONSIN:

Milwaukee:

Northern Federal Savings and Loan Association, 2746 Teutonia Avenue (merger with United Federal Savings and Loan Association, Milwaukee).

II. FEDERAL SAVINGS AND LOAN ASSOCIATIONS CHARTERED BETWEEN OCTOBER 16, AND NOVEMBER 15, 1942

DISTRICT NO. 3

PENNSYLVANIA:

Philadelphia:

Old York Road Federal Savings and Loan Association, North Philadelphia Trust Company Building.

S. A. V. E. Federal Savings and Loan Association, 3218 North Front Street.

The Trust Federal Savings and Loan Association, 1936 East Cumberland Street.

DISTRICT NO. 5

OHIO:

Greenville:

Greenville Federal Savings and Loan Association, 324 Broadway.

(Continued on p. 89)

Public Interest Directors Appointed

■ PUBLIC Interest Directors for 10 of the Federal Home Loan Banks have recently been named by the Federal Home Loan Bank Administration to fill vacancies occurring January 1, 1943. All of these Directors are now serving in this capacity; the reappointments will expire December 31, 1946.

BOSTON: Eaton D. Sargent, manufacturer, Nashua, New Hampshire.

NEW YORK: James Bruce, National Dairy Products Company, New York, New York.

PITTSBURGH: Charles S. Tippetts, Mercersburg Academy, Mercersburg, Pennsylvania.

WINSTON-SALEM: Horace S. Haworth, attorney, High Point, North Carolina.

CINCINNATI: Richard Priest Dietzman, attorney, Louisville, Kentucky.

INDIANAPOLIS: Herman B. Wells, University of Indiana, Bloomington, Indiana.

CHICAGO: Philip Kinzer, Carnation Milk Company, Milwaukee, Wisconsin.

DES MOINES: E. A. Purdy, Minneapolis, Minnesota.

TOPEKA: H. S. Sands, consulting engineer, Denver, Colorado.

PORTLAND: Ben A. Perham, Perham Fruit Company, Yakima, Washington.

FROM THE ANNUAL REPORT

This year, for the first time, the Annual Report of the Federal Home Loan Bank Administration will not be published for general distribution to member institutions. This article summarizes the main sections of the Tenth Annual Report covering the fiscal year 1942 and highlights the observations of the Administration on wartime problems and policies.

■ WHILE thrift and home-financing institutions have been less vitally affected by the War than many other industries, it already is obvious that operation under a war economy will involve major shifts in operating policies. In past years, member institutions have been better able to evaluate local trends by analyzing their own operations in the light of national tendencies described in the annual reports of the Federal Home Loan Bank Administration. This year, however, as a wartime economy, the Administration will not print the report in quantities sufficient for distribution to member institutions. Realizing that at this time, more than ever before, local management needs to be fully informed of national trends in the industry, the REVIEW will present in some detail those sections of the Tenth Annual Report of the FHLBA which are pertinent to current problems.

Since the report covers only the period from July 1, 1941 to June 30, 1942, much of the material included in the survey for the fiscal year reflects conditions prevailing prior to the War. The overall picture, however, mirrors with considerable accuracy the major shifts in general conditions with which mortgage institutions are concerned.

INSTITUTIONS IN THE WAR EFFORT

Members of the FHLB System have two main functions in the war effort: namely, the financing of needed home construction in war-industry areas, and active participation in the sale of war bonds and stamps as well as the purchase of Government obligations for their own accounts. It is estimated in the Annual Report that during the last fiscal year savings and loan association members of the Bank System made loans in the total amount of \$814,000,000 in war-industry areas. Of this amount, \$319,000,000 was advanced for the construction of approximately 106,600 new houses.

The Bank Administration has encouraged member institutions to engage in financing war housing to the limit of their abilities. Regulations have been re-

vised to permit associations, under certain conditions, to sell mortgages to obtain funds for additional construction loans.

The virtual elimination of new construction in many areas makes it probable that for many institutions the sale of war bonds and stamps will provide the only avenue for direct participation in the war effort. At the close of the fiscal year, 72 percent of all member savings and loan associations were eligible to sell war bonds and stamps and were making the war-bond campaign a major activity. These institutions held some 96 percent of all assets of association members of the System.

Sales of bonds during July 1942 totaled over \$35,000,000 (maturity value), an increase of 82 percent over June figures. In succeeding months, sales of member institutions have fluctuated above and below \$30,000,000, averaging approximately that figure for the four-month period from July through October.

PROBLEMS ARISING FROM THE WAR

At the close of the fiscal year, it already was evident that lending institutions were faced with at least two major changes in operation. The declining volume of residential construction, particularly of the permanent, family-type unit which might suitably be financed by home-mortgage lending institutions, had by then become a problem. It was then, as it is now, evident that home mortgages, which last year represented four-fifths of total assets of all savings and loan associations,¹ would in future war years constitute a decreasing outlet for the investment of funds.

By June it also was apparent that for the duration of the War private investment in home-financing institutions would proceed at a somewhat slower rate. Higher taxes and the tendency of individuals to place an ever-increasing proportion of savings in war bonds and stamps must inevitably decrease the flow of funds into normal savings channels.

¹ See "Assets of All Savings and Loan Associations Rise for Second Year," p. 77.

Several factors have cushioned the immediate impact of these forces upon lending-institution earnings. As the Annual Report shows, sales of existing properties increased so markedly during the first 6 months of the *fiscal* year that home mortgages made by lending institutions were running ahead of the previous year, in spite of the decrease in loans for new construction. However, during the last half of the fiscal year and during recent months, the volume was not sufficient to offset the decline in construction lending.

It must also be remembered, in looking toward the future, that the cessation of new home construction has come at a time when mortgage holdings of financial institutions are at a high level. This fact, should tend to assure that earnings will be maintained at a reasonable level during the War.

SPECIFIC RECOMMENDATIONS

While the onset of real war conditions has, thus, been postponed for many institutions, it is evident that any attempt to operate on a "business as usual" basis will be impossible. As the Report points out, such a policy would inevitably involve the institution in future difficulties.

Institution management should regard the war period as an opportunity for fortifying against the inevitable adjustments that must take place at the end of the War. Cooperating with other supervisory authorities and with leaders of the savings and loan industry, the FHLBA has urged lending institutions to adopt for the duration a definite program which should include some or all of the following points.

STRENGTHENING OF RESERVES

The accumulation of reserves on a systematic basis is perhaps the best method of planning in advance to absorb future losses over which the institution may have little control. As the Report suggests, the regulatory level of reserves should be considered by most institutions as a bare minimum and all institutions should plan to build well above this figure as soon as possible.

To dispose of owned real estate is another means of building strength against the future. While the real-estate overhang is no longer a national problem of first importance, the "real-estate owned" account on the books of many institutions still is too large for safety, considering the adjustments which may be necessary in the period following the War. Because of the growing demand for used properties in

many areas, a coordinated effort to clear books of real estate should be assured of success.

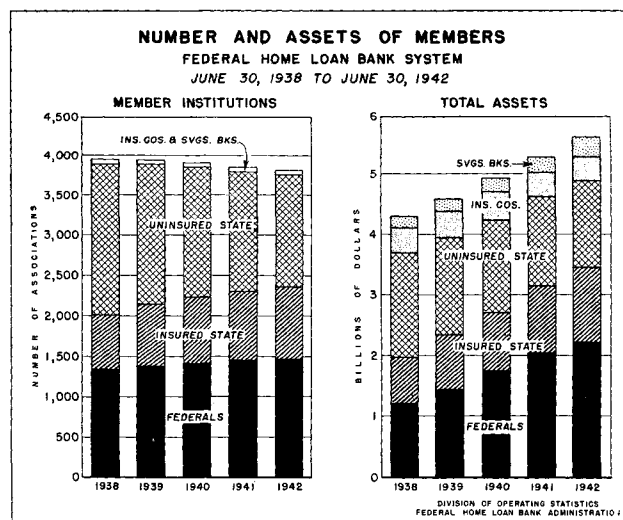
LENDING POLICIES AND INTEREST RATES

During the next few years, the local supply of private funds is likely to exceed the demand for loans. The competition for loans which will develop in local markets as a result of this situation should not tempt lending institutions to relax their standards. Sound appraisal and risk analysis have never been more important than at this time, and institutions can guard against future losses only if they insist that every loan shall meet the same standards which have always been a safeguard against losses.

Active competition for loans also may necessitate some change in policies regarding interest and dividend rates. Such rates should be re-examined in the light of new conditions and readjusted at levels which will permit the institution to obtain and hold sound mortgage loans, to build adequate reserves, and at the same time to meet local competition for savings funds.

PREPAYMENT PLANS

A final suggestion of the Bank Administration concerns the use of mortgage-prepayment plans. While many institutions have felt, in past years, that prepayments on mortgages by any sizable number of borrowers would upset the balance of mortgage portfolios, it is now believed that the advantages of prepayment outweigh the disadvantages, at least for the time being.



While total membership of home-financing institutions in the Federal Home Loan Bank System has declined slightly from the June 1938 peak, assets of member institutions have shown a steady upward trend. Assets of Federal savings and loan associations have shown the most consistent gain, rising from \$1,211,000,000 in June 1938 to \$2,206,000,000 in the same month of 1942.

Considering the fact that employment adjustments after the War may place a serious strain on the ability of many workers to meet mortgage payments, institutions are encouraging borrowers to build up a reserve against just such contingencies. Since prepayments are anti-inflationary in effect, the plan has the endorsement of the President, home-financing leaders, and Government officials.

REVIEW OF OPERATIONS DURING YEAR

A brief summary of the operations of the Federal Home Loan Bank Administration during the fiscal year ending June 30, 1942 follows:

FEDERAL HOME LOAN BANK SYSTEM

The consolidated resources of the 12 Federal Home Loan Banks amounted to \$300,000,000 at the end of the fiscal year. While Bank advances outstanding reached, on December 31, 1941, the highest point in Bank System history, the effects of the War have since that time reversed the trend. Since December 31, when outstanding advances amounted to \$219,446,000, there has been a downward trend in new Bank advances and an increase in borrower repayments. By the end of the fiscal year, advances outstanding had dropped to \$192,000,000. The slackening of Bank advances has been more noticeable in recent months and the general tendency of member repayments has been upward.

Analysis of advances of the 12 Federal Home Loan Banks shows that short-term advances—for one year or less—again have gained at the expense of long-term loans. Last year such advances amounted to \$80,121,000, or 41.6 percent of the total, compared with only 38.7 percent in the previous period.

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION

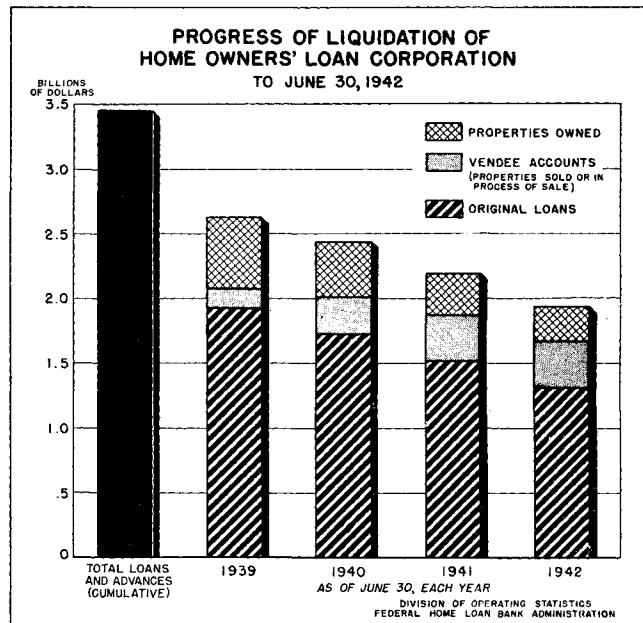
Total assets of the Federal Savings and Loan Insurance Corporation on June 30 were \$134,371,000, an increase of nearly \$4,000,000 over the previous reporting period. Premiums for the year aggregated \$3,534,000.

Some 63 percent of all savings and loan members of the Bank System now are insured by the Corporation. These institutions hold more than 70 percent of the total consolidated resources of all member associations.

In the 8 years of its operation, 35 insured associations have experienced difficulties requiring action by the Insurance Corporation. After careful analysis, it was found that no assistance was necessary in two of these cases. In 23 of the remaining 33 cases, the Corporation has made net cash disbursements of \$4,251,000 to prevent default. Additional commitments of \$332,000 were outstanding on June 30.

Three of the associations assisted have voluntarily liquidated; three have merged with other associations; and 17 have continued to operate as separate units. Seven institutions are in default and have been placed in liquidation. Three additional cases are being studied.

It is estimated that final losses sustained in all cases where the Corporation has made or authorized contributions or permitted associations to be placed in liquidation will amount to \$5,342,000.



The bar chart above illustrates graphically the progress of the liquidation of the Home Owners' Loan Corporation during the 4 years ending June 30, 1942. The bar on the left represents the cumulative total amount to be liquidated. The remainder of the chart shows the year-by-year reduction in the balance of the original loans, the amount represented by properties owned, and the amount due from the sale of properties acquired by foreclosure.

HOME OWNERS' LOAN CORPORATION

The progress in the liquidation of the HOLC, the largest single holder of home mortgages, is of considerable interest to private home-financing institutions. In its original refinancing operations, the Corporation closed loans in the amount of \$3,093,000,000. Advances and other subsequent additions brought the total balance to be liquidated to \$3,476,000,000 as of June 30, 1942. Of this amount, \$1,538,000,000, or over 44 percent, had been liquidated on that date, leaving \$1,938,000,000 for future liquidation.

Over three-fourths of this net reduction has resulted from principal repayments by original borrowers. Another 10 percent represents receipts from property sales and repayments by new purchasers. The remaining 15 percent of the reduction is attributable to charge-offs and losses, on which the Corporation has been able to make substantial recovery from operating income.

During the past year, liquidation progressed somewhat more rapidly than during any previous reporting period, primarily as a result of a higher rate of collection and of a rapid decline in property holdings. Current collections indicate the stronger financial position now enjoyed by many HOLC borrowers. In some instances substantial prepayments have been made by groups of borrowers.

Another indication of the improved position of borrowers is to be found in the lower rate of foreclosures. During the last fiscal year only 2,660 properties were acquired after foreclosure, a reduction of 76 percent in the number of such actions from the previous year.

On June 30 only 37,998 properties out of a total of 190,191 acquired since the beginning of the program remained on HOLC books.

COOPERATION: "It will be better for both banking and savings and loan progress if, in the face of the new plethora of money and the known and unknown problems which lie ahead, American banks and American savings and loan associations get together more to discuss their mutual problems."

The American Banker, Nov. 17, 1942.

PUNISHMENT: "Nobody can control inflation for us if we overspend and under-save. Inflation is simply an automatic punishment for our failure as individual citizens to see this simple truth."

Lionel D. Edie, *The Minute Man*, Nov. 15, 1942.

RESERVES: "How much should an institution have in reserves before it should stop worrying about them? That is a question no one can answer—yet. The safe answer is always 'more than we have now.'"

E. L. Hevelone, *Savings and Loans*, November 1942.

BLIGHTED AREAS: "The property in that fifth of urban United States, now under the 'dead hand' influence of blight, will have to be rehabilitated sooner or later if the American city is not to suffer really serious disintegration—and it looks as though it will be the nation's most immediate and important post-war job."

Frederick P. Champ, *The American City*, November 1942.

SUBURBIA: "We all know that the bad features of urban life tend to reproduce themselves in the suburbs. Suburbs grow and they themselves come to exhibit all of the same evils. While suburbs have given us our best in American home life, they are themselves unable to stop growing and to halt their own deterioration."

Frederick M. Babcock, *Real Estate Record and Builders Guide*, Oct. 24, 1942.

WAR INSURANCE: "In our capacity as administrators of trust funds, we have at least the obligation of informing all our mortgagors of the need for War Damage Insurance. In the event of damage, I am wondering if we wouldn't receive serious and unfavorable reaction to our companies from borrowers if we hadn't done our part in educating them to the necessity for this insurance."

J. M. Bryan, *The Mortgage Banker*, November 1942.

Desire for ownership

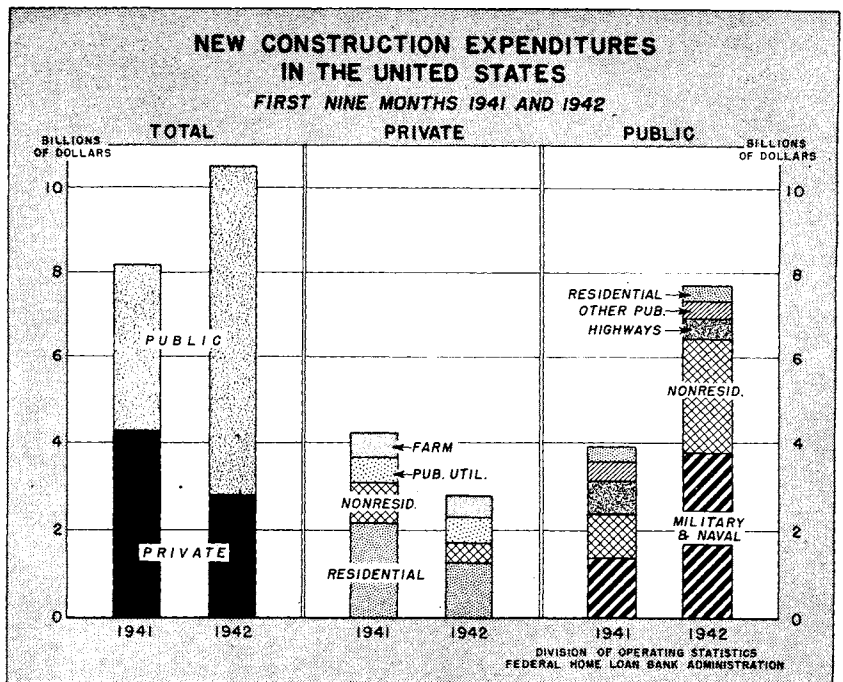
" Three-fifths of those living in rental quarters in American cities would like to own their own homes, whereas slightly more than one-third prefer renting Desire for home ownership decreases with age; a higher percentage of the older people of 50 years of age and over do not want to own, since many of them are living alone and others do not wish to assume added responsibilities late in life; 61 percent between 30 and 49 years of age, and three-quarters of the younger men and women under 30 would prefer their own homes."

Urban Planning and Public Opinion, Bureau of Urban Research, Princeton University, 1942.

What about dividends?

" With mortgage balances being reduced as they are and downward adjustments in interest rates being necessary in many cases, and with the relatively low rate of return on Government Bonds, how can we maintain our present rate of return to our investors? The only realistic reaction to this question—not necessarily the one we would most desire—is that these rates will trend downward and that sound operations will dictate rates in keeping with the earnings that are possible under the circumstances."

Walter D. Shultz, *American Savings and Loan News*, November 1942.



Total new construction amounted to \$10,509,000,000 during the first 9 months of 1942 as against \$8,147,000,000 in the comparable 1941 period. This gain was entirely in the field of public construction which almost doubled, while privately financed building decreased by 34 percent. War housing financed by Federal funds increased 11 percent during the first three quarters of this year.

U. S. Department of Labor.

SAVINGS AND LOAN ASSETS INCREASE FOR THE SECOND SUCCESSIVE YEAR

Again reversing the downward trend of the thirties, total assets of all savings and loan associations were 6 percent higher at the end of 1941 than at the close of the previous year. Reductions in real estate owned, a substantial gain in mortgage holdings, and increased liquidity featured the 1941 operations of these institutions.

■ AT the end of 1941, total assets of all operating savings and loan associations in the United States had passed \$6,000,000,000, with a gain of nearly \$339,000,000 over their resources at the end of the previous year. This rise of nearly 6 percent more than doubled the increase noted at the close of 1940 when, for the first time since 1930, total assets compared favorably with the previous year-end figures.

The full effects of the general business conditions prevailing in the late twenties and early thirties were not felt by the savings and loan industry until long after the same reactions had been evident in other fields. The peak of savings and loan assets, as the accompanying chart shows, was reached in 1930 when holdings of these home-financing institutions reached a total of nearly \$9,000,000,000. While the major reduction in assets occurred in the period from 1931 to 1935, the bottom was not reached until 1939.

The recovery in savings and loan asset trends during recent years has been retarded by an extensive rehabilitation process. It now is apparent that the effects of liquidations and consolidations have at last been overcome and gains during 1940 and 1941 have wiped out the losses incurred in the years from 1935 through 1939. Total assets at the end of the past year were the highest since 1934.

FOUR-FIFTHS OF SAVINGS AND LOAN ASSETS INCLUDED IN BANK SYSTEM MEMBERSHIP

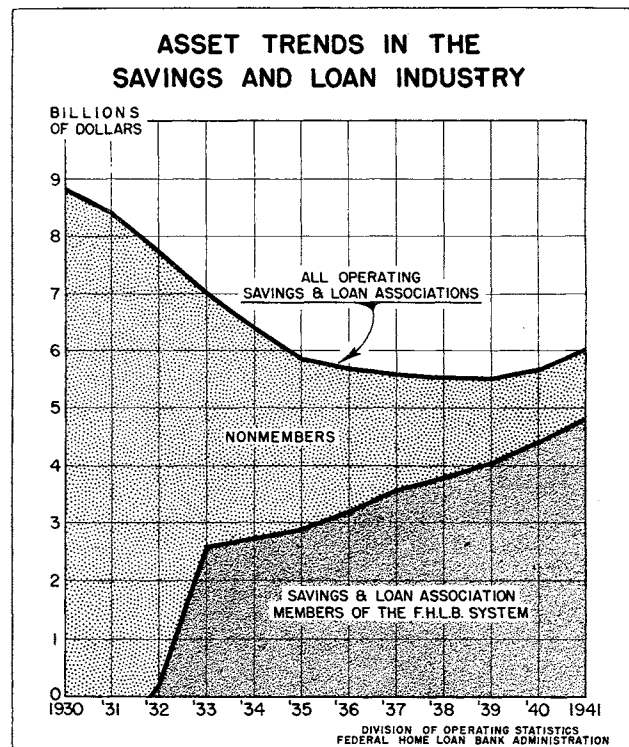
As the chart also shows, assets of savings and loan members of the Federal Home Loan Bank System have risen more sharply in the past 2 years than have the combined assets of all operating associations. The 1940-1941 increase of member association assets amounted to 9 percent, and brought their total resources to a new high of \$4,800,000,000. Eighty percent of all savings and loan assets were included in the Bank System at the end of 1941, in contrast to 78 percent the year before.

The increase in the assets of all savings and loan associations during 1941 occurred in the face of a

4-percent decrease in the number of active institutions. At the end of the year, 6,905 savings and loan associations were listed as being in operation, as against 7,184 at the end of 1940. The effect of these divergent trends was, of course, to increase the average size of the associations from \$790,000 to more than \$870,000—a 10-percent rise. The average size of member associations of the Bank System was slightly more than \$1,272,000 at the end of 1941.

MORTGAGE HOLDINGS SHOW SUBSTANTIAL GAIN

Mortgage-loan portfolios of all savings and loan associations increased nearly 10 percent during 1941 on the crest of the largest annual loan volume in



The trend of the total assets of all operating savings and loan associations is again on the upgrade, as is shown graphically in the chart above. With aggregate resources at the end of 1941 of just over \$6,000,000,000, association assets were at the highest level since 1934.

more than a decade. The net gain in the balance of loans outstanding amounted to almost \$425,000,000—one-third larger than the net rise in the previous year. The combined mortgage-loan portfolios of all associations stood at approximately \$4,800,000,000 at the end of the period, and accounted for 80 percent of their total resources.

The intensive efforts to dispose of real estate resulted in the elimination of one-third of the balance in this account which had been on hand at the beginning of the year. Properties remaining at the end of the period were valued on the books of the associations at \$328,000,000—a net decrease of almost \$165,000,000 during the 12 months. This account now represents only slightly more than 5 percent of total savings and loan assets, and there is \$1.43 of reserves, undivided profits and surplus for every \$1.00 of real estate still owned.

Cash holdings of these institutions amounted to \$340,000,000 at the end of last year—a figure ap-

proximately \$39,000,000, or 13 percent, above 1940 totals. Cash funds have increased at a more rapid rate, proportionately, than total assets. In 1940, cash on hand represented 5.3 percent of total assets while last year it accounted for 5.7 percent of all assets.

The 23-percent gain in investments held by savings and loan associations is another trend worth noting because of its direct bearing on the matter of liquidity. From data available for member associations, it is evident that a major portion of the \$35,000,000 increase was the result of the purchase of war bonds and other Government obligations which could be converted into cash if necessary. The combined cash and investment accounts aggregated more than a half-billion dollars and were equal to almost 9 percent of total assets as compared with a little less than 8 percent at the end of the previous year.

The furniture and fixture account was the only other asset to show a major change. The 50-percent

Comparative statement of condition for all operating savings and loan associations in the United States, 1941 and 1940

[Source: Annual reports of State savings and loan supervisors—Summary of members' annual reports as consolidated by Federal Home Loan Bank Presidents]

[Amounts are shown in thousands of dollars]

Item	All operating associations ¹		Ratio to total assets		Increase or decrease 1941 to 1940	
	1941 (6, 905)	1940 (7, 184)	1941	1940	Amount	Percent change
ASSETS						
Mortgage loans ²	\$4, 798, 453	\$4, 373, 855	79. 82	77. 11	+\$424, 598	+ 9. 71
Other loans.....	59, 922	63, 560	1. 00	1. 12	- 3, 638	- 5. 72
Real estate sold on contract.....	219, 181	206, 820	3. 65	3. 65	+12, 361	+ 5. 98
Real estate owned.....	327, 620	492, 171	5. 45	8. 68	-164, 551	-33. 43
Investments.....	183, 542	148, 866	3. 05	2. 62	+34, 676	+23. 29
Cash.....	339, 751	301, 496	5. 65	5. 31	+38, 255	+12. 69
Office building.....	56, 105	54, 824	0. 93	0. 97	+ 1, 281	+ 2. 34
Furniture and fixtures.....	8, 366	5, 576	0. 14	0. 10	+2, 790	+50. 04
Other assets.....	18, 297	25, 209	0. 31	0. 44	- 6, 912	-27. 42
Total assets.....	6, 011, 237	5, 672, 377	100. 00	100. 00	+338, 860	+ 5. 97
LIABILITIES AND CAPITAL						
Shares.....	\$4, 700, 951	\$4, 412, 661	78. 20	77. 80	+\$288, 290	+ 6. 53
Deposits and investment certificates.....	392, 858	370, 132	6. 54	6. 52	+22, 726	+ 6. 14
Borrowed money.....	255, 550	232, 930	4. 25	4. 11	+22, 620	+ 9. 71
Incomplete loans.....	72, 547	66, 299	1. 21	1. 17	+ 6, 248	+ 9. 42
Other liabilities ³	87, 166	101, 798	1. 45	1. 79	-14, 632	-14. 37
Permanent reserve, and guaranty stock.....	32, 729	31, 871	0. 54	0. 56	+ 858	+ 2. 69
General reserves, undivided profits and surplus.....	469, 436	456, 686	7. 81	8. 05	+12, 750	+ 2. 79
Total liabilities and capital.....	6, 011, 237	5, 672, 377	100. 00	100. 00	+338, 860	+ 5. 97

¹ Excludes State-chartered associations in liquidation (both voluntary and involuntary) when status is so reported in the State supervisors' reports or by other reliable sources.

² Includes advances and accrued receivables, the latter principally interest due on mortgages.

³ Includes deferred credits and specific reserves.

increase in this item indicates that a sizable number of associations were improving and modernizing their office quarters during 1941.

SHARE CAPITAL INCREASE ALMOST DOUBLED THE 1940 GAIN

Primary change in the liability accounts of all savings and loan associations was the substantial increase in the funds invested in these institutions by the public. Purchase of shares during the year resulted in a net increase of \$288,000,000—or 6.5 percent—in this account, and brought the total share liability to more than \$4,700,000,000. The 1941 gain was almost double the rise made in the preceding year. In those States which permit the use of deposit accounts and investment certificates, these accounts also showed appreciable increases and amounted to \$390,000,000 at the end of the year.

There was almost a 10-percent increase in borrowed money during the calendar year 1941, most of which was reflected in the all-time high of Federal Home Loan Bank advances at the end of the period. The loans-in-process account showed a 9-percent gain and miscellaneous liabilities were reduced 14 percent; but both of these accounts make up a minor part of the total liabilities.

Almost \$13,000,000 was added to the general reserve, undivided profits, and surplus accounts of all savings and loan associations during 1941, but this 3-percent increment was somewhat less than the rate of gain shown by total assets. The *ratio* of these accounts to total assets, therefore, declined slightly, but was still equal to almost 8 percent. This was the first time in several years that the *dollar volume* of these accounts had increased from one year to the next, and is all the more significant in view of the substantial amount of real estate which was sold during the period.

BANK DISTRICT ANALYSIS

Analysis of savings and loan trends by Federal Home Loan Bank Districts reveals that for the second successive year, the Winston-Salem District led all others with a 15-percent rise in the assets of all associations in that region. Assets of institutions in the Los Angeles, Portland, and Des Moines areas registered gains of 10 percent or more.

Only in the New York and Pittsburgh areas were decreases in the total assets of associations noted; and the decline in the Pittsburgh area was far smaller than during the preceding 12-month period. In these two areas, where a considerable number of

Estimated number and amount of assets held by all operating savings and loan associations, 1941-1940

[Amounts are shown in thousands of dollars]

Federal Home Loan Bank District	Number		Assets	
	1941	1940	1941	1940
UNITED STATES.....	6,905	7,184	\$6,011,237	\$5,672,377
No. 1—Boston.....	353	354	690,390	654,097
No. 2—New York.....	1,115	1,261	825,945	856,537
No. 3—Pittsburgh.....	1,402	1,503	500,659	501,478
No. 4—Winston-Salem.....	680	686	664,322	576,954
No. 5—Cincinnati.....	883	893	1,064,451	1,009,213
No. 6—Indianapolis.....	326	326	324,955	300,134
No. 7—Chicago.....	782	788	563,506	517,048
No. 8—Des Moines.....	389	394	319,190	289,136
No. 9—Little Rock.....	316	316	256,709	235,700
No. 10—Topeka.....	306	308	249,613	243,926
No. 11—Portland.....	157	162	190,817	169,346
No. 12—Los Angeles.....	196	193	360,680	318,808

institutions are still being liquidated or reorganized, there were 247 fewer operating savings and loan associations at the end of 1941 than at the end of 1940.

ADJUSTMENT FOR PLEDGED-SHARE ACCOUNTS

The mortgage-loan balances and total asset figures for all operating savings and loan associations are somewhat overstated, statistically speaking, by the volume of pledged shares which associations are holding to offset amounts due on sinking-fund loans. Although loans of this type have generally been replaced by the more modern direct-reduction plan, some of the older loans are still on the books of many operating institutions.¹

To arrive at the adjusted assets of all savings and loan associations, it is necessary to subtract the amount of pledged shares from the mortgage-loan balance and the share-account liability. At the close of 1941, pledged shares were estimated at \$246,000,000, or \$44,000,000 less than at the close of the preceding year. Adjusted assets, which have been rising since 1936, were \$5,765,000,000 at the end of last December.

Allowing for the decline in pledged shares, the asset gain registered by all savings and loan associations during 1941 was even more substantial than indicated by the gross figures—amounting to \$373,000,000, or almost 7 percent.

¹ See "Decline in Pledged Shares Indicates Wide Acceptance of Direct-Reduction Loans," FHLB REVIEW, April 1942, p. 231.

HONOR ROLL OF WAR BOND SALES



“Top That 10 Percent by New Year’s” is the new slogan for the national campaign for war-bond sales by pay-roll allotment plans. In October this system of saving was in operation in 30,000 firms which employ 100 or more people. Twenty-two million persons were participating, saving 7.7 percent of their salaries. The monthly volume of sales on this basis has been \$287,000,000—the new goal is at least \$350,000,000.

HONOR ROLL “SIGHTS” GOING UP

In the 4 months that the REVIEW Honor Roll has been based on war-bond sales of at least 10 percent of the assets of member institutions, it has grown from 245 to 552 names. The current month alone (sales during October) showed a gain of 124 member institutions. At the present rate the distinctive character of the Honor Roll is rapidly fading. In line with the Treasury’s increased goals, as well as the upward trend in sales throughout the industry, next month the minimum requirement for a place on this list will be raised to include only those member institutions which have sold war bonds equal to *15 percent* or more of their current assets.

The First Federal Savings and Loan Association of Chicago, Illinois, has the distinction of leading in monthly sales during October with a total of over \$509,000. This association jumped from sixteenth to sixth place in the “Tops in Volume” box. This list, incidentally, is getting constantly closer to a million-dollar minimum. On the basis of October reports, only three leaders showed total sales below that figure. Two associations are now in the two-million-dollar class.

This month, for the last time, one asterisk will denote sales of 15 to 20 percent, and each additional asterisk, another 5 percent. Italics indicate war-bond sales of 100 percent of the member’s assets with one asterisk for each 5 percent in excess of that amount.

CREDIT WHERE CREDIT IS DUE

In discussing the war-bond sales of member institutions during September (page 48, November REVIEW), credit for the largest monthly volume rightly belonged to the Colonial Federal Savings and Loan Association of Philadelphia, Pennsylvania. This institution reported total sales of \$556,000 for September.

NO. 1—BOSTON

- *Branford Federal Savings and Loan Association, Branford, Conn.
- *Bristol Federal Savings and Loan Association, Bristol, Conn.
- First Federal Savings and Loan Association, Greenwich, Conn.
- Sharon Cooperative Bank, Sharon, Mass.
- **Telephone Workers Building and Loan Association, Providence, R. I.
- Uxbridge Co-operative Bank, Uxbridge, Mass.
- ***Windsor Federal Savings and Loan Association, Windsor, Vt.
- Windsor Locks Building and Loan Association, Windsor Locks, Conn.

NO. 2—NEW YORK

- ****Amsterdam Federal Savings and Loan Association, Amsterdam, N. Y.
- Bellmore Savings and Loan Association, Bellmore, N. Y.
- Black Rock-Riverside Savings and Loan Association, Buffalo, N. Y.
- ***Broad Avenue Building and Loan Association, Palisades, N. J.
- *Bronx Federal Savings and Loan Association, Bronx, N. Y.
- Caldwell Building and Loan Association, Caldwell, N. J.
- Carthage Savings and Loan Association, Carthage, N. Y.
- *****Center Savings and Loan Association, Clifton, N. J.
- Central Savings and Loan Association, Albany, N. Y.
- Chemung Valley Savings and Loan Association, Elmira, N. Y.
- *City Savings and Loan Association, Elizabeth, N. J.
- Cranford Savings and Loan Association, Cranford, N. J.
- Dime Banking and Loan Association, Rochester, N. Y.
- Dime Savings Institution, Newark, N. J.
- East Rochester Federal Savings and Loan Association, East Rochester, N. Y.
- ****Economia Savings and Loan Association, Trenton, N. J.
- Edison Savings and Loan Association, New York, N. Y.
- Fair City Savings and Loan Association, Syracuse, N. Y.
- *First Federal Savings and Loan Association, New York, N. Y.
- *First Federal Savings and Loan Association, Rochester, N. Y.
- Fourth Federal Savings and Loan Association, New York, N. Y.
- *Genesee County Savings and Loan Association, Batavia, N. Y.
- Guttenberg Savings and Loan Association, Guttenberg, N. J.
- Highland Falls, West Point and Fort Montgomery Federal Savings and Loan Association, Highland Falls, N. Y.
- *Jackson Heights Savings and Loan Association, Jackson Heights, N. Y.
- Kensington Savings and Loan Association, Kensington, N. Y.
- ***Long Beach Federal Savings and Loan Association, Long Beach, N. Y.
- Manhattan Savings and Loan Association, New York, N. Y.
- Maywood Savings and Loan Association, Maywood, N. J.
- Midtown Savings and Loan Association, Newark, N. J.
- Mohawk Savings and Loan Association, Newark, N. J.
- Mutual Savings and Loan Association of Richmond County, Port Richmond, N. Y.
- *New Brighton Savings and Loan Association, St. George, N. Y.
- *North Belleville Savings and Loan Association, Belleville, N. J.
- *North Jersey Savings and Loan Association, Passaic, N. J.
- North Park Savings and Loan Association, Elizabeth, N. J.
- Oneida Federal Savings and Loan Association, Oneida, N. Y.
- ****Owego Federal Savings and Loan Association, Owego, N. Y.
- Polify Savings and Loan Association, Hasbrouck Heights, N. J.
- Queens County Federal Savings and Loan Association, Jamaica, N. Y.
- Salamanca Federal Savings and Loan Association, Salamanca, N. Y.
- *Schuyler Building and Loan Association, Kearny, N. J.
- *****Shepherd Savings and Loan Association, East Orange, N. J.
- *Summit Federal Savings and Loan Association, Summit, N. J.
- Sunnyside Federal Savings and Loan Association, Irvington, N. Y.
- Trenton Saving Fund Society, Trenton, N. J.
- Union City Savings and Loan Association, Union City, N. J.
- United Savings and Loan Association, Paterson, N. J.
- *Volunteer Building and Loan Association, Little Ferry, N. J.
- Walton Savings and Loan Association, Walton, N. Y.

NO. 3—PITTSBURGH

- *Alvin Progressive Federal Savings and Loan Association, Philadelphia, Pa.
- Brentwood Federal Savings and Loan Association, Pittsburgh, Pa.
- Cambridia County Federal Savings and Loan Association, Cresson, Pa.
- *****Colonial Federal Savings and Loan Association, Philadelphia, Pa.
- **Ellwood City Federal Savings and Loan Association, Ellwood City, Pa.
- Fidelity Federal Savings and Loan Association, Philadelphia, Pa.
- First Federal Savings and Loan Association, Beaver Falls, Pa.
- First Federal Savings and Loan Association of Bucks County, Bristol, Pa.

First Federal Savings and Loan Association, Carnegie, Pa.
 *First Federal Savings and Loan Association, Homestead, Pa.
 *First Federal Savings and Loan Association, Logan, W. Va.
 First Federal Savings and Loan Association of South Philadelphia, Philadelphia, Pa.
 **First Federal Savings and Loan Association, Wilkes-Barre, Pa.
 ***First Federal Savings and Loan Association, Wilmerding, Pa.*
 **Franklin Federal Savings and Loan Association, Pittsburgh, Pa.
 Girard Federal Savings and Loan Association, Philadelphia, Pa.
 Grand Union Federal Savings and Loan Association, Philadelphia, Pa.
 Hazleton Federal Savings and Loan Association, Hazleton, Pa.
 Home Mutual Savings and Loan Association, Pittsburgh, Pa.
 Lansdowne Federal Savings and Loan Association, Lansdowne, Pa.
 Metropolitan Federal Savings and Loan Association, Philadelphia, Pa.
 **Mid-City Federal Savings and Loan Association, Philadelphia, Pa.
 Montour Valley Savings, Building and Loan Association, Imperial, Pa.
 **Mutual Building and Loan Association, Erie, Pa.
 North East Federal Savings and Loan Association, Philadelphia, Pa.
 *North Philadelphia Federal Savings and Loan Association, Philadelphia, Pa.
 Reading Federal Savings and Loan Association, Reading, Pa.
 Reliance Federal Savings and Loan Association, Philadelphia, Pa.
 Troy Hill Federal Savings and Loan Association, Pittsburgh, Pa.
 *****United Federal Savings and Loan Association, Morgantown, W. Va.
 West View Building and Loan Association, West View, Pa.

NO. 4—WINSTON-SALEM

Atlantic Federal Savings and Loan Association, Baltimore, Md.
 ***Bohemian American Building Association, Baltimore, Md.
 ***Bohemian Building Loan and Savings Association "Slavie," Baltimore, Md.
 Brevard Federal Savings and Loan Association, Brevard, N. C.
 Carrollton Federal Savings and Loan Association, Carrollton, Ga.
 Coral Gables Federal Savings and Loan Association, Coral Gables, Fla.
 DeLand Federal Savings and Loan Association, DeLand, Fla.
 Donaldsonville Federal Savings and Loan Association, Donaldsonville, Ga.
 **First Federal Savings and Loan Association, Andalusia, Ala.
 First Federal Savings and Loan Association, Anderson, S. C.
 **First Federal Savings and Loan Association, Bessemer, Ala.
 *First Federal Savings and Loan Association, Columbus, Ga.
 *****First Federal Savings and Loan Association, Cordele, Ga.
 **First Federal Savings and Loan Association, Darlington, S. C.
 *First Federal Savings and Loan Association, Decatur, Ala.
 **First Federal Savings and Loan Association, Eustis, Fla.
 First Federal Savings and Loan Association, Forest City, N. C.
 First Federal Savings and Loan Association, Gainesville, Ga.
 First Federal Savings and Loan Association, Gastonia, N. C.
 First Federal Savings and Loan Association, Hendersonville, N. C.
 First Federal Savings and Loan Association, Huntsville, Ala.
 First Federal Savings and Loan Association, Jasper, Ala.
 First Federal Savings and Loan Association, Lancaster, S. C.
 First Federal Savings and Loan Association, Mobile, Ala.
 **First Federal Savings and Loan Association, Montgomery, Ala.
 *****First Federal Savings and Loan Association, Phenix City, Ala.
 First Federal Savings and Loan Association, Rock Hill, S. C.
 First Federal Savings and Loan Association, Sumter, S. C.
 *****First Federal Savings and Loan Association, Winder, Ga.
 Fitzgerald Federal Savings and Loan Association, Fitzgerald, Ga.
 ****Fort Hill Federal Savings and Loan Association, Clemson, S. C.
 Gate City Building and Loan Association, Greensboro, N. C.
 Hamilton Federal Savings and Loan Association, Baltimore, Md.
 *****Home Building and Loan Association, Easley, S. C.
 Improved Savings and Loan Association, Cullman, Ala.
 Jefferson Federal Savings and Loan Association, Birmingham, Ala.
 Lexington County Building and Loan Association, West Columbia, S. C.
 *Lithuanian Federal Savings and Loan Association, Baltimore, Md.
 *Meriwether Federal Savings and Loan Association, Manchester, Ga.
 **Moultrie Federal Savings and Loan Association, Moultrie, Ga.
 Mutual Building and Loan Association, Martinsville, Va.
 Mutual Building and Loan Association, Pensacola, Fla.
 New Home Building and Loan Association, Rocky Mount, N. C.
 Peoples Building and Loan Association, Whiteville, N. C.
 *Peoples Mutual Building and Loan Association, Mt. Gilead, N. C.
 Peoples Savings and Loan Association, Ansley, Ala.
 Piedmont Federal Savings and Loan Association, Winston-Salem, N. C.
 Raleigh Building and Loan Association, Raleigh, N. C.
 Seneca Building and Loan Association, Seneca, S. C.
 Sheffield Federal Savings and Loan Association, Sheffield, Ala.
 Southern Federal Savings and Loan Association, Atlanta, Ga.

***Southern Pines Building and Loan Association, Southern Pines, N. C.
 Sun Federal Savings and Loan Association, Baltimore, Md.
 Tallahassee Federal Savings and Loan Association, Tallahassee, Fla.
 *****Tifton Federal Savings and Loan Association, Tifton, Ga.
 Union Federal Savings and Loan Association, Baltimore, Md.
 Workmen's Federal Savings and Loan Association, Mt. Airy, N. C.

NO. 5—CINCINNATI

*Anderson Ferry Building and Loan Company, Cincinnati, Ohio
 Antonio Savings and Loan Company, Cincinnati, Ohio
 **Bedford Savings and Loan Company, Bedford, Ohio
 Bellefontaine Federal Savings and Loan Association, Bellefontaine, Ohio
 Buckeye Loan and Building Company, Cincinnati, Ohio
 Chagrin Falls Savings and Loan Company, Chagrin Falls, Ohio
 Citizens Federal Savings and Loan Association, Bellefontaine, Ohio
 *Citizens Federal Savings and Loan Association, Dayton, Ohio
 Citizens Federal Savings and Loan Association, Marysville, Ohio
 Citizens Savings and Loan Company, Akron, Ohio
 Cleveland Federal Savings and Loan Association, Cleveland, Tenn.
 Cleveland Savings and Loan Company, Cleveland, Ohio
 Cookeville Federal Savings and Loan Association, Cookeville, Tenn.
 Covington Building and Loan Association, Covington, Ohio
 Dollar Federal Savings and Loan Association, Hamilton, Ohio
 *East Cleveland Savings and Loan Company, East Cleveland, Ohio
 First Federal Savings and Loan Association, Akron, Ohio
 ****First Federal Savings and Loan Association, Bucyrus, Ohio
 First Federal Savings and Loan Association, Cleveland, Ohio
 First Federal Savings and Loan Association, Covington, Ky.
 First Federal Savings and Loan Association, Defiance, Ohio
 First Federal Savings and Loan Association, Dickson, Tenn.
 *First Federal Savings and Loan Association, Galion, Ohio
 ***First Federal Savings and Loan Association, Greenville, Tenn.
 **First Federal Savings and Loan Association, Hopkinsville, Ky.
 First Federal Savings and Loan Association, Lima, Ohio
 ***First Federal Savings and Loan Association, Lorain, Ohio
 First Federal Savings and Loan Association, Sidney, Ohio
 **First Federal Savings and Loan Association, Van Wert, Ohio
 First Federal Savings and Loan Association, Warren, Ohio
 Girard Federal Savings and Loan Association, Girard, Ohio
 *Glandorf German Building and Loan Company, Glandorf, Ohio
 *Great Northern Building and Loan Company, Barberton, Ohio
 Greenville Building Company, Greenville, Ohio
 H. B. Smith Building and Loan Company, Fremont, Ohio
 *Hancock Savings and Loan Company, Findlay, Ohio
 **Hickman Federal Savings and Loan Association, Hickman, Ky.
 *Hicksville Building, Loan and Savings Company, Hicksville, Ohio
 Home Federal Savings and Loan Association, Knoxville, Tenn.
 Home Loan and Savings Company, Coshocton, Ohio
 *Hopkinsville Federal Savings and Loan Association, Hopkinsville, Ky.
 Industrial Savings and Loan Association, Bellevue, Ohio
 Kentucky Federal Savings and Loan Association, Covington, Ky.
 *Lincoln Heights Savings and Loan Company, Cleveland, Ohio
 *Logan Federal Savings and Loan Association, Logan, Ohio
 Marion Federal Savings and Loan Association, Marion, Ohio
 *McArthur Savings and Loan Company, McArthur, Ohio
 McKinley Federal Savings and Loan Association, Niles, Ohio
 Murfreesboro Federal Savings and Loan Association, Murfreesboro, Tenn.
 *North Hill Savings and Loan Company, Akron, Ohio
 **Ohio Savings and Loan Association, Fostoria, Ohio
 Orleans Federal Savings and Loan Association, Cleveland, Ohio
 Orol Federal Savings and Loan Association, Lakewood, Ohio
 *Peoples Federal Savings and Loan Association, Leetonia, Ohio
 Peoples Savings and Loan Association, Cleveland, Ohio
 Peoples Savings and Loan Company, Bucyrus, Ohio
 Pleasant Ridge Building and Loan Company, Cincinnati, Ohio
 **Progress Savings and Loan Company, Cleveland, Ohio
 Provident Building and Loan Association, Cleveland, Ohio
 Savings, Building and Loan Company, Sandusky, Ohio
 South Akron Savings Association, Akron, Ohio
 **Suburban Federal Savings and Loan Association, Covington, Ky.
 *****Tatra Savings and Loan Company, Cleveland, Ohio
 Third Equitable Building and Loan Company, Cadiz, Ohio
 *Third Federal Savings and Loan Association, Cleveland, Ohio
 **Ukrainian Savings Company, Cleveland, Ohio
 Union County Federal Savings and Loan Association, Marysville, Ohio
 *Van Wert Federal Savings and Loan Association, Van Wert, Ohio
 **Versailles Building and Loan Company, Versailles, Ohio

***Warsaw Savings and Loan Association, Cleveland, Ohio
 *West Jefferson Building and Loan Company, West Jefferson, Ohio
 Women's Federal Savings and Loan Association, Cleveland, Ohio

NO. 6—INDIANAPOLIS

Adrian Federal Savings and Loan Association, Adrian, Mich.
 Atkins Savings and Loan Association, Indianapolis, Ind.
 **Bedford Federal Savings and Loan Association, Bedford, Ind.
 *Charlotte Federal Savings and Loan Association, Charlotte, Mich.
 *Citizens Federal Savings and Loan Association, Port Huron, Mich.
 Crawfordsville Building Loan Fund and Savings Association, Crawfordsville, Ind.
 Dearborn Federal Savings and Loan Association, Dearborn, Mich.
 *****Detroit Federal Savings and Loan Association, Detroit, Mich.
 *East Chicago Federal Savings and Loan Association, East Chicago, Ind.
 Fayette Federal Savings and Loan Association, Connersville, Ind.
 First Federal Savings and Loan Association, East Chicago, Ind.
 First Federal Savings and Loan Association, Greensburg, Ind.
 *First Federal Savings and Loan Association, Indianapolis, Ind.
 First Federal Savings and Loan Association, Jeffersonville, Ind.
 *First Federal Savings and Loan Association, Kokomo, Ind.
 First Federal Savings and Loan Association, Logansport, Ind.
 First Federal Savings and Loan Association, New Albany, Ind.
 First Federal Savings and Loan Association, Rushville, Ind.
 First Federal Savings and Loan Association, Sullivan, Ind.
 **First Federal Savings and Loan Association, Washington, Ind.
 First State Savings and Loan Association, Gary, Ind.
 ***Griffith Federal Savings and Loan Association, Griffith, Ind.
 Hobart Federal Savings and Loan Association, Hobart, Ind.
 Home Building and Loan Association, Washington, Ind.
 *Homestead Loan and Building Association, Albion, Mich.
 Indiana Loan Association, Noblesville, Ind.
 Industrial Savings and Loan Association of Indiana Harbor, East Chicago, Ind.
 **Liberty Savings and Loan Association, Whiting, Ind.
 *Loogotee Federal Savings and Loan Association, Loogotee, Ind.
 ***Marshall County Building and Loan Association, Plymouth, Ind.
 *Monon Building, Loan and Savings Association, Monon, Ind.
 Mooresville Federal Savings and Loan Association, Mooresville, Ind.
 *Muskegon Federal Savings and Loan Association, Muskegon, Mich.
 Niles Federal Savings and Loan Association, Niles, Mich.
 *Peoples Federal Savings and Loan Association, East Chicago, Ind.
 **Peoples Federal Savings and Loan Association, Monroe, Mich.
 Peoples Federal Savings and Loan Association, Royal Oak, Mich.
 Peoples Savings Association, Benton Harbor, Mich.
 Peoples Savings and Loan Association, Huntington, Ind.
 **Port Huron Loan and Building Association, Port Huron, Mich.
 Rural Loan and Savings Association, Hartford City, Ind.
 *****Sobieski Federal Savings and Loan Association, South Bend, Ind.
 Steel City Federal Savings and Loan Association, Gary, Ind.
 **Twelve Points Savings and Loan Association, Terre Haute, Ind.
 *Wayne County Federal Savings and Loan Association, Detroit, Mich.
 Workingmen's Federal Savings and Loan Association, Bloomington, Ind.

NO. 7—CHICAGO

Abingdon Federal Savings and Loan Association, Abingdon, Ill.
 *****Acme Savings and Loan Association, Milwaukee, Wis.
 *Amery Federal Savings and Loan Association, Amery, Wis.
 Amity Federal Savings and Loan Association, Chicago, Ill.
 Auburn Building and Loan Association, Auburn, Ill.
 Austin Federal Savings and Loan Association, Chicago, Ill.
 Avon Building and Loan Association, Avon, Ill.
 *Avondale Building and Loan Association, Chicago, Ill.
 Black Hawk Federal Savings and Loan Association, Rock Island, Ill.
 Bushnell Federal Savings and Loan Association, Bushnell, Ill.
 Chicago Heights Federal Savings and Loan Association, Chicago Heights, Ill.
 Chicago Savings and Loan Association, Chicago, Ill.
 Cicero Home Savings and Loan Association, Cicero, Ill.
 *****City Savings and Loan Association, Chicago, Ill.
 Clyde Savings and Loan Association, Cicero, Ill.
 Columbus Savings and Loan Association, Chicago, Ill.
 *Concord Savings and Loan Association, Chicago, Ill.
 **Continental Savings and Loan Association, Chicago, Ill.
 ***Cook County Federal Savings and Loan Association, Chicago, Ill.
 *****Copernicus Building and Loan Association, Chicago, Ill.
 ***Cragin Savings and Loan Association, Chicago, Ill.
 *Cudahy Savings and Loan Association, Cudahy, Wis.
 Damen Savings and Loan Association, Chicago, Ill.
 *DuQuoin Home Loan Association, DuQuoin, Ill.

*Fairfield Savings and Loan Association, Chicago, Ill.
 *****First Calumet City Savings and Loan Association, Calumet City, Ill.
 First Federal Savings and Loan Association, Chicago, Ill.
 **First Federal Savings and Loan Association, Des Plaines, Ill.
 First Federal Savings and Loan Association, Lansing, Ill.
 ***First Federal Savings and Loan Association, Moline, Ill.
 *First Federal Savings and Loan Association, Shelbyville, Ill.
 First Federal Savings and Loan Association, Springfield, Ill.
 First Federal Savings and Loan Association, Waukegan, Ill.
 First Federal Savings and Loan Association, Wilmette, Ill.
 *First Savings and Loan Association of Hegewisch, Chicago, Ill.
 *Flora Mutual Building, Loan and Homestead Association, Flora, Ill.
 Gage Park Savings and Loan Association, Chicago, Ill.
 Gediminas Building and Loan Association, Chicago, Ill.
 General Sowiński Building and Loan Association, Cicero, Ill.
 *****George Washington Savings and Loan Association, Chicago, Ill.
 **Grand Crossing Savings and Building Loan Association, Chicago, Ill.
 Grunwald Savings and Loan Association, Chicago, Ill.
 **Guaranty Savings and Loan Association, Chicago, Ill.
 *Guaranty Savings and Loan Association, Milwaukee, Wis.
 *****Haller Savings and Loan Association, Chicago, Ill.
 *****Harvey Federal Savings and Loan Association, Harvey, Ill.
 Hegewisch Federal Savings and Loan Association, Chicago, Ill.
 *Hemlock Savings and Loan Association, Chicago, Ill.
 *****Homewood Building and Loan Association, Homewood, Ill.
 Hoyne Savings and Loan Association, Chicago, Ill.
 *****Investors Savings and Loan Association, Chicago, Ill.
 ***Jackson County Federal Savings and Loan Association, Black River Falls, Wis.
 Joliet Federal Savings and Loan Association, Joliet, Ill.

Tops in Volume

The 25 member institutions which have reported the largest cumulative sales of war savings bonds and stamps through October 31

1. First Federal Savings and Loan Association, New York, N. Y.	\$2,154,756
2. Old Colony Cooperative Bank, Providence, R. I.	2,128,936
3. Edison Savings and Loan Association, New York, N. Y.	1,976,800
4. Trenton Savings Fund Society, Trenton, N. J.	1,863,588
5. First Federal Savings and Loan Association, Rochester, N. Y.	1,797,458
6. First Federal Savings and Loan Association, Chicago, Ill.	1,651,623
7. Home Federal Savings and Loan Association, Tulsa, Okla.	1,605,986
8. Minnesota Federal Savings and Loan Association, St. Paul, Minn.	1,581,868
9. Worcester Cooperative Federal Savings and Loan Association, Worcester, Mass.	1,534,424
10. Citizens Federal Savings and Loan Association, Dayton, Ohio.	1,518,616
11. Harvey Federal Savings and Loan Association, Harvey, Ill.	1,493,264
12. Railroad Federal Savings and Loan Association, New York, N. Y.	1,480,150
13. Pacific First Federal Savings and Loan Association, Tacoma, Wash.	1,448,198
14. Fourth Federal Savings and Loan Association, New York, N. Y.	1,369,210
15. Talman Federal Savings and Loan Association, Chicago, Ill.	1,278,287
16. Railroadmen's Federal Savings and Loan Association, Indianapolis, Ind.	1,261,465
17. Colonial Federal Savings and Loan Association, Philadelphia, Pa.	1,252,725
18. Perpetual Building Association, Washington, D. C.	1,208,547
19. Gem City Building and Loan Association, Dayton, Ohio.	1,184,125
20. First Federal Savings and Loan Association, Miami, Fla.	1,112,294
21. Dime Savings Institution, Newark, N. J.	1,066,444
22. First Federal Savings and Loan Association, Youngstown, Ohio.	1,009,968
23. Home Savings and Loan Company, Youngstown, Ohio.	984,202
24. Home Federal Savings and Loan Association, Chicago, Ill.	979,039
25. Peoples Federal Savings and Loan Association, Peoria, Ill.	886,706

****Jugoslav Savings and Loan Association, Chicago, Ill.
 Keistuto Savings and Loan Association, Chicago, Ill.
 King Zygmunt The First Building and Loan Association, Chicago, Ill.
 *Lawn Manor Building and Loan Association, Chicago, Ill.
 *Lawn Savings and Loan Association, Chicago, Ill.
 *****Lawndale Savings and Loan Association, Chicago, Ill.
 *Liberty Savings and Loan Association, Chicago, Ill.
 ***Libertyville Federal Savings and Loan Association, Libertyville, Ill.
 **Lombard Building and Loan Association of DuPage County, Lombard, Ill.
 Loomis Savings and Loan Association, Chicago, Ill.
 **Midwest Savings and Loan Association, Chicago, Ill.
 Morton Park Federal Savings and Loan Association, Cicero, Ill.
 Mt. Vernon Loan and Building Association, Mt. Vernon, Ill.
 Mutual Federal Savings and Loan Association, Chicago, Ill.
 ***Naperville Building and Loan Association, Naperville, Ill.
 Naprstek Savings and Loan Association, Chicago, Ill.
 Narodni Savings and Loan Association, Chicago, Ill.
 National Savings and Loan Association, Chicago, Ill.
 National Savings and Loan Association, Milwaukee, Wis.
 *New City Savings and Loan Association, Chicago, Ill.
 **New London Savings and Loan Association, New London, Wis.
 *North Shore Building and Loan Association, North Chicago, Ill.
 ***North Side Federal Savings and Loan Association, Chicago, Ill.
 North West Federal Savings and Loan Association, Chicago, Ill.
 Northwestern Bohemian Building and Loan Association, Chicago, Ill.
 *Northwestern Savings and Loan Association, Chicago, Ill.
 Ogden Federal Savings and Loan Association, Berwyn, Ill.
 Peerless Federal Savings and Loan Association, Chicago, Ill.
 Peoples Savings and Loan Association of Roseland, Chicago, Ill.
 *Prairie State Savings and Loan Association, Chicago, Ill.
 *Prospect Federal Savings and Loan Association, Chicago, Ill.
 ***Pulaski Savings and Loan Association, Chicago, Ill.
 Radnice Savings and Loan Association, Chicago, Ill.
 Reliance Federal Savings and Loan Association, Chicago, Ill.
 Republic Savings and Loan Association, Chicago, Ill.
 *****Richland Center Federal Savings and Loan Association, Richland Center, Wis.
 Ripon Federal Savings and Loan Association, Ripon, Wis.
 Second Federal Savings and Loan Association, Chicago, Ill.
 *Security Federal Savings and Loan Association, Chicago, Ill.
 ***Springfield Building and Loan Association, Springfield, Ill.
 *****St. Anthony Savings and Loan Association, Cicero, Ill.
 Standard Federal Savings and Loan Association, Chicago, Ill.
 *****Sturgeon Bay Building and Loan Association, Sturgeon Bay, Wis.
 Talman Federal Savings and Loan Association, Chicago, Ill.
 Tocin Savings and Loan Association, Berwyn, Ill.
 *Union Federal Savings and Loan Association, Kewanee, Ill.
 ***Universal Savings and Loan Association, Chicago, Ill.
 **Uptown Federal Savings and Loan Association, Chicago, Ill.
 *Valentine Federal Savings and Loan Association, Cicero, Ill.
 *****West Highland Savings and Loan Association, Chicago, Ill.
 ***West Pullman Savings and Loan Association, Chicago, Ill.
 Western Federal Savings and Loan Association, Chicago, Ill.

NO. 8—DES MOINES

American Home Building and Loan Association, St. Louis, Mo.
 Ames Building and Loan Association, Ames, Iowa
 **Burlington Federal Savings and Loan Association, Burlington, Iowa
 Cass Federal Savings and Loan Association, St. Louis, Mo.
 *First Federal Savings and Loan Association, Fargo, No. Dak.
 *****First Federal Savings and Loan Association, Jamestown, No. Dak.
 First Federal Savings and Loan Association, Rock Rapids, Iowa
 **First Federal Savings and Loan Association, Sioux City, Iowa
 Grand Forks Building and Loan Association, Grand Forks, No. Dak.
 Home Building and Loan Association, Marion, Iowa
 *Independence Savings and Loan Association, Independence, Mo.
 **Insurance Plan Savings and Loan Association, Mt. Pleasant, Iowa
 Lake City Federal Savings and Loan Association, Lake City, Minn.
 Minot Federal Savings and Loan Association, Minot, No. Dak.
 Nevada Federal Savings and Loan Association, Nevada, Iowa
 Northwestern Mutual Savings and Loan Association, Fargo, No. Dak.
 ***Owatonna Federal Savings and Loan Association, Owatonna, Minn.
 Peoples Federal Savings and Loan Association, Minneapolis, Minn.
 **Perry Federal Savings and Loan Association, Perry, Iowa
 Postal Employees Building Loan and Savings Association, St. Louis, Mo.
 Provident Building and Loan Association, St. Joseph, Mo.
 Public Service Company's Savings and Loan Association, Kansas City, Mo.
 Security Federal Savings and Loan Association, St. Cloud, Minn.

*Sentinel Federal Savings and Loan Association, Kansas City, Mo.
 Wells Federal Savings and Loan Association, Wells, Minn.
 Willmar Federal Savings and Loan Association, Willmar, Minn.

NO. 9—LITTLE ROCK

**Amory Federal Savings and Loan Association, Amory, Miss.
 *Argenta Building and Loan Association, North Little Rock, Ark.
 Arkadelphia Federal Savings and Loan Association, Arkadelphia, Ark.
 ***Atlanta Federal Savings and Loan Association, Atlanta, Tex.
 ***Batesville Federal Savings and Loan Association, Batesville, Ark.
 *Bell County Federal Savings and Loan Association, Belton, Tex.
 Brownwood Federal Savings and Loan Association, Brownwood, Tex.
 Citizens Federal Savings and Loan Association, Jonesboro, Ark.
 ****Clay County Federal Savings and Loan Association, West Point, Miss.
 **Colorado Federal Savings and Loan Association, Colorado, Tex.
 Corsicana Federal Savings and Loan Association, Corsicana, Tex.
 *Delta Federal Savings and Loan Association, Greenville, Miss.
 ****Deming Federal Savings and Loan Association, Deming, N. Mex.
 *****Electra Federal Savings and Loan Association, Electra, Tex.
 **El Paso Federal Savings and Loan Association, El Paso, Tex.
 Fayetteville Building and Loan Association, Fayetteville, Ark.
 First Federal Savings and Loan Association, Beaumont, Tex.
 *****First Federal Savings and Loan Association, Belzoni, Miss.
 **First Federal Savings and Loan Association, Big Spring, Tex.
 ***First Federal Savings and Loan Association, Corinth, Miss.
 ***First Federal Savings and Loan Association, Corpus Christi, Tex.
 **First Federal Savings and Loan Association, Dallas, Tex.
 First Federal Savings and Loan Association, El Paso, Tex.
 **First Federal Savings and Loan Association, Helena, Ark.
 First Federal Savings and Loan Association, Little Rock, Ark.
 First Federal Savings and Loan Association, Longview, Tex.
 ***First Federal Savings and Loan Association, Lubbock, Tex.
 *First Federal Savings and Loan Association, McComb, Miss.
 *First Federal Savings and Loan Association, Monroe, La.
 First Federal Savings and Loan Association, Natchitoches, La.
 First Federal Savings and Loan Association, Starkville, Miss.
 **First Federal Savings and Loan Association, Waco, Tex.
 **Gladewater Federal Savings and Loan Association, Gladewater, Tex.
 ****Greater New Orleans Homestead Association, New Orleans, La.
 Guaranty Savings and Homestead Association, New Orleans, La.
 *Hammond Building and Loan Association, Hammond, La.
 Hillsboro Federal Savings and Loan Association Hillsboro, Tex.
 **Home Building and Loan Association, Plainview, Tex.
 *Lufkin Federal Savings and Loan Association, Lufkin, Tex.
 *****Marianna Federal Savings and Loan Association, Marianna, Ark.
 *Mineral Wells Building and Loan Association, Mineral Wells, Tex.
 ****Morrilton Federal Savings and Loan Association, Morrilton, Ark.
 **Mutual Building and Loan Association, Las Cruces, N. Mex.
 *Mutual Deposit and Loan Company, Austin, Tex.
 ****Nashville Federal Savings and Loan Association, Nashville, Ark.
 *Navasota Federal Savings and Loan Association, Navasota, Tex.
 Oak Homestead Association, New Orleans, La.
 *Orange Federal Savings and Loan Association, Orange, Tex.
 Panola County Federal Savings and Loan Association, Batesville, Miss.
 *****Piggott Federal Savings and Loan Association, Piggott, Ark.
 Pioneer Building and Loan Association, Waco, Tex.
 **Pocahontas Federal Savings and Loan Association, Pocahontas, Ark.
 ****Ponchatoula Homestead Association, Ponchatoula, La.
 *****Quannah Federal Savings and Loan Association, Quannah, Tex.
 ****Riceland Federal Savings and Loan Association, Stuttgart, Ark.
 *Roswell Building and Loan Association, Roswell, N. Mex.
 *San Angelo Federal Savings and Loan Association, San Angelo, Tex.
 San Antonio Building and Loan Association, San Antonio, Tex.
 *Slidell Savings and Homestead Association, Slidell, La.
 St. Tammany Homestead Association, Covington, La.
 *Tucumcari Federal Savings and Loan Association, Tucumcari, N. Mex.
 Valley Federal Savings and Loan Association, McAllen, Tex.

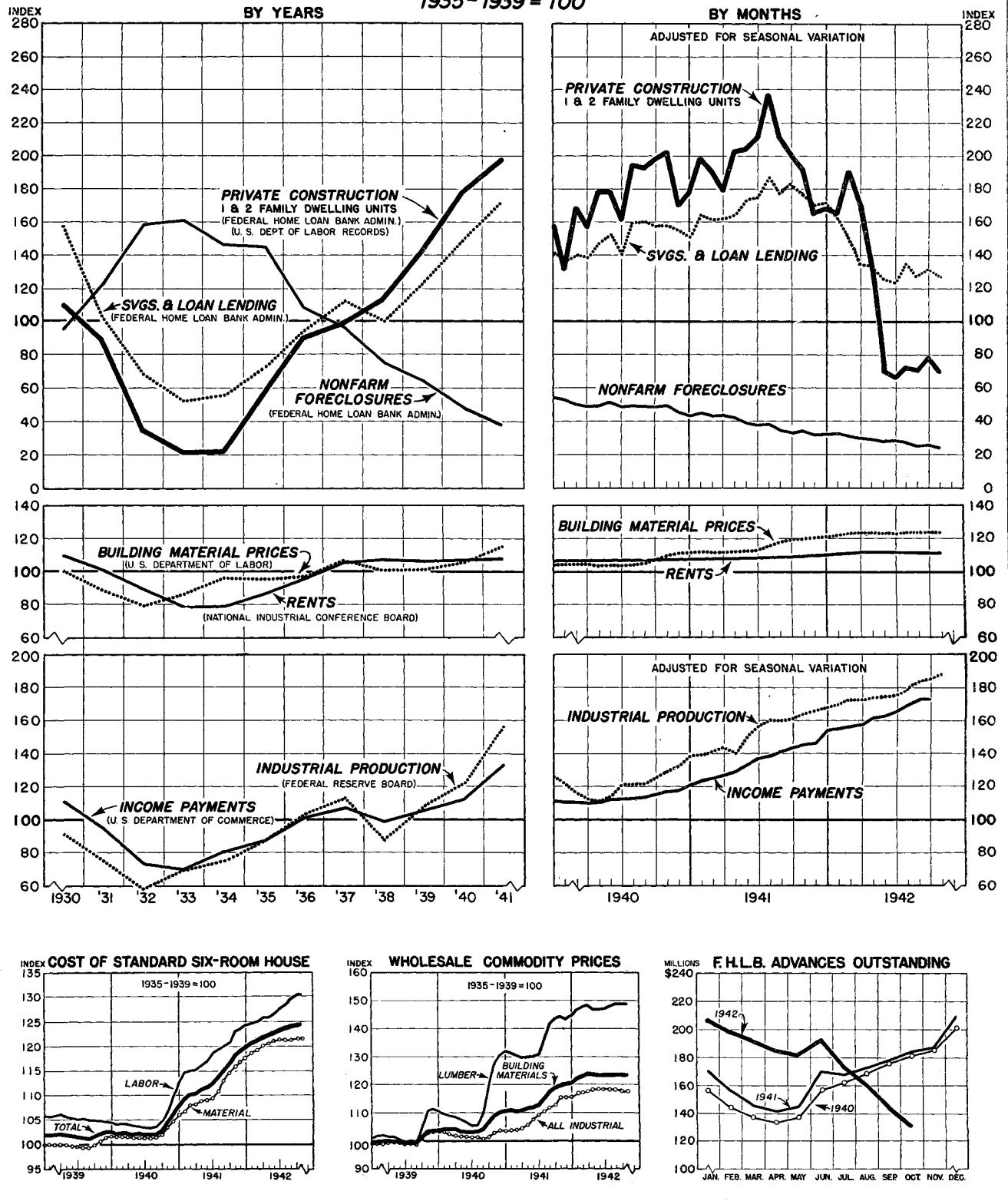
NO. 10—TOPEKA

*American Building and Loan Association, Oklahoma City, Okla.
 Century Building and Loan Association, Trinidad, Colo.
 *Citizens Federal Savings and Loan Association, Wichita, Kans.
 **Erie Building and Loan Association, Erie, Kans.
 Eureka Federal Savings and Loan Association, Eureka, Kans.
 First Federal Savings and Loan Association, Beloit, Kans.
 First Federal Savings and Loan Association, Englewood, Colo.
 *****First Federal Savings and Loan Association, Lamar, Colo.

(Continued on p. 89)

RESIDENTIAL BUILDING ACTIVITY AND SELECTED INFLUENCING FACTORS

1935-1939 = 100



« « « MONTHLY SURVEY » » »

HIGHLIGHTS

- I. Bolstered by an unusually heavy volume of permits for publicly financed housing units, total building permits for all urban residential construction rose 13 percent from September to October.
 - A. After 3 months of gradual improvement, permits for privately financed 1- and 2-family structures dropped 12 percent; and apartment-type structures were only half of the volume for the previous month. This is significant since seasonal-permit declines are felt in November rather than October.
 - B. Publicly financed residential construction permits were three times September totals.
- II. Mortgage-financing activity still held surprisingly firm, with transactions involving existing structures largely compensating for the decline in residential-construction financing.
 - A. Mortgage recordings showed their usual seasonal increase between September and October, with all types of lenders except savings and loan associations participating in the upward trend.
 - B. Total mortgage loans of all savings and loan associations declined 2 percent during the month. Lending of all institutions during the first 10 months was more than \$900,000,000, a decline of 23 percent from last year's totals.
- III. Little change was evidenced in building costs during the month. From October 1941 to October 1942, costs rose only 5 percent as against a gain of 13 percent during the previous 12-month period.
- IV. Government bond holdings of all insured savings and loan associations at the end of September had more than doubled since March, and were three times those of September a year ago.
- V. American industry continues to set new production records, with October at the highest level yet reached. Well over 50 percent of total industrial output is now for war purposes.

BUSINESS CONDITIONS

The Federal Reserve Board's seasonally adjusted index of industrial production established another new high during the month of October, reaching 188 percent of the 1935-1939 average. This marked a rise of 12 percent since the end of last year. Gains in armament production accounted for most of the increase, and it is now estimated by the Federal Reserve that well over 50 percent of our total industrial output is for war purposes. In the field of durable goods, approximately 80 percent of present production is now concentrated in products essential to the war effort.

Exports of merchandise from the United States (including shipments under the Lend-Lease program) exceeded \$700,000,000 per month in both August and September. Totals for the first 9 months of this year have already surpassed the volume of shipments during the entire year 1941.

Estimates by the Department of Commerce of monthly income payments to individuals continue to reflect steady monthly gains. Income payments in the third quarter were at an annual rate of 115 billion dollars, in comparison with 109 billion dollars during the second quarter; and only 106 billion dollars for the first quarter. Payments for the month of September exceeded 10 billion dollars.

Department store sales have been maintained at relatively high levels in line with the increased consumer incomes and despite the present restrictions on credit extension and limitations on the sale of many durable goods items. October sales, when adjusted for seasonal factors, were at the highest level in recent years, with the exception of this past January. November sales increased further, according to the Federal Reserve reports, and during the first half of the month were 17 percent larger than in the corresponding period last year.

The Bureau of Labor Statistics' cost-of-living index rose 1 percent in the month ending October 15, due principally to a further increase in food prices. In the 5-month period since the general maximum price regulations were made effective on May 15, food

[1935-1939=100]

Type of index	Oct. 1942	Sept. 1942	Percent change	Oct. 1941	Percent change
Home construction—private.....	68.6	79.2	-13.4	189.9	-63.9
Foreclosures (nonfarm) ¹	23.9	25.3	-5.5	34.2	-30.1
Rental index (NICB).....	111.3	111.3	0.0	109.3	+1.8
Building material prices.....	123.3	123.3	0.0	119.8	+2.9
Savings and loan lending ¹	¶126.6	122.3	-4.3	176.5	-28.3
Industrial production ¹	188.0	185.0	+1.6	163.0	+15.3
Manufacturing employment ¹	152.7	¶152.6	+0.1	¶137.1	+11.4
Manufacturing pay rolls ¹	285.4	¶281.0	+1.6	¶204.3	+39.7
Income payments ¹	175.5	¶172.8	+1.6	¶145.4	+20.7

¹ Adjusted for normal seasonal variation.
 ¶ Preliminary † Revised

prices have risen almost 7 percent. Changes in all other components of the index have been minor: rents have declined 2 percent, and clothing 0.2 percent. House furnishings have increased 1 percent as have items in the fuel, electricity, and ice classification and the miscellaneous group.

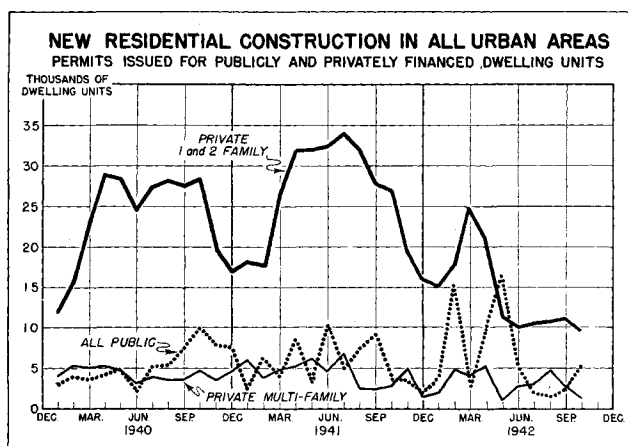
BUILDING ACTIVITY—Further drop in private construction

Contraseasonal reductions in privately financed residential construction in all urban areas were felt during October after 3 months of gradual improvement. Greatest decline among the various classes of housing was noted for new apartments which were being built at only about one-half the September volume. Single family and 2-family building also eased off but at a more moderate rate, with the total of these groups displaying a 12-percent decrease.

Since the usual Autumn curtailment in urban home building is not ordinarily noted until about a month later, the October decline is significant. This no doubt reflects the preliminary results of the virtual denial by the WPB during that month of priority assistance to any further building of privately financed residences. Although subsequently modified, the restrictions on new construction continue to be much more stringent.

Permits for new publicly financed housing, on the other hand, were three times the September figure for urban areas. As is evident from the chart in this column, the trend of permits for public housing is extremely erratic. The recovery in October follows 3 months at unusually low levels.

Totals for the first 10 months of 1942 reveal a 47-percent decline in private residential construction in all urban areas, in contrast to less than a 1-percent reduction in publicly financed housing. [TABLES 1 and 2.]



BUILDING COSTS—Only fractional changes apparent

Little change was evidenced in the costs for the construction of the standard 6-room house during October. Material costs charged by dealers rose less than 1/10 of 1 percent, while labor charges showed no change.

In the past year construction costs have continued upward at a much more moderate pace than in the late Summer and Fall of 1941. Total costs rose only 5 percent from October 1941 to October 1942, as contrasted with a gain of 13 percent during the preceding 12-month period.

Trends in the total cost figures for individual cities during the period from August to October were varied. Seven of the cities reported increases, six indicated no change, and four showed decreases.

Wholesale building material prices as reported by the U. S. Department of Labor showed no change during the month of October. Slight increases were indicated in the wholesale prices of lumber, and paint and paint materials, but these were offset by a decline in the "miscellaneous items" group. [TABLES 3, 4, and 5.]

Construction costs for the standard house

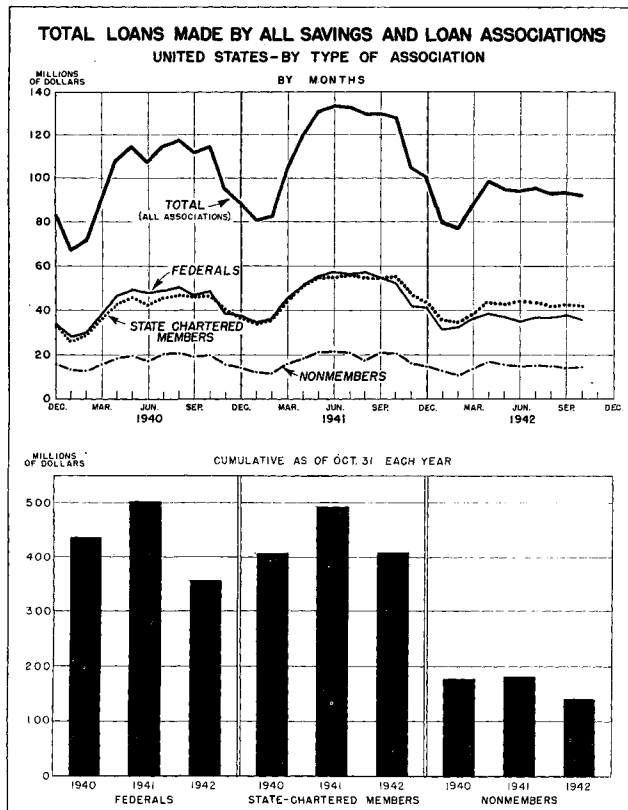
[Average month of 1935-1939=100]

Element of cost	October 1942	September 1942	Percent change	October 1941	Percent change
Material.....	121.6	121.5	+0.1	116.0	+4.8
Labor.....	130.2	130.2	0.0	123.3	+5.6
Total.....	124.5	124.4	+0.1	118.5	+5.1

MORTGAGE LENDING—October lending down 3 percent

Total mortgage loans of all savings and loan associations declined 2 percent during the month of October. This reduction, which occurred at a time of year when little change is normally noted, was largely the result of further drop in new construction loans coupled with a slight decrease in home-purchase lending.

Lending for all purposes totaled almost \$92,000,000 and brought the cumulative figures for the year to date to more than 900 million dollars. The net decline in comparison with the first 10 months of 1941 amounts to 23 percent. Of the various classes of associations, Federals have been the hardest hit. Their lending has dropped 29 percent so far this



year, as against 17 percent for State-chartered member associations, and 22 percent for nonmembers. This may be explained primarily by the emphasis which Federal associations had placed on construction lending in recent years—and this type of financing has been the most drastically affected.

Loans for the purchase of homes have displayed strongest resistance to wartime difficulties. In fact, during the first 10 months of 1942, only a fraction less was loaned for this purpose than in the same 1941 period. In contrast, total loans for new construction were down 54 percent during this same interval. [TABLES 6 and 7.]

MORTGAGE RECORDINGS—Small seasonal increase noted

Despite the decline in construction-lending activity, the total volume of mortgages recorded during October was up 3 percent from September—a gain equivalent to that registered during the same interval in other years.

All classes of mortgagees, with the single exception of savings and loan associations, shared to some extent in the September-to-October rise in recording activity. Greatest proportionate rise, nearly 14 per-

cent, was displayed by “miscellaneous” lending institutions, which include mortgage companies. The decline in savings and loan association recordings was nominal.

Almost \$3,400,000,000 in mortgages have been recorded during the January–October interval of this year, a decrease of 14 percent from the same 1941 period. Little change in the cumulative picture has been observed in recent months.

As has been noted previously, the mortgage-recording series has been less sensitive than other statistical series to emergency restrictions on financial operations. As time goes on, however, the volume should contract further as the result of recent checks placed upon the construction of residences and upon the sale of tenant-occupied structures. [TABLES 8 and 9.]

Mortgage recordings by type of mortgagee

[Amounts are shown in thousands of dollars]

Type of lender	Per- cent change from Sept. 1942	Per- cent of Oct. 1942 amount	Cumula- tive re- cordings (10 months)	Per- cent of total record- ings
Savings and loan associa- tions.....	-0.9	28.9	\$1,014,082	29.8
Insurance companies.....	+3.6	9.1	312,490	9.2
Banks, trust companies.....	+2.2	22.2	770,141	22.7
Mutual savings banks.....	0.0	4.2	143,438	4.2
Individuals.....	+3.4	18.9	622,660	18.3
Others.....	+13.5	16.7	536,075	15.8
Total.....	+3.2	100.0	3,398,886	100.0

FORECLOSURES—Downward trend reaches 15-year low level

The seasonally adjusted index for nonfarm foreclosures reached a 15-year low level in October, dropping from 25.3 in September to 23.9 (1935–1939 = 100). Although the 3,083 cases reported throughout the country were slightly higher than the record low reported in August, the month’s activity was 8 percent below September and 30 percent less than October 1941. Since a decline of only 3 percent is usually expected during the September–October interval, this resulted in a more-than-seasonal decline in the index.

Foreclosures for the first 10 months of this year were 27 percent below those for the same period of 1941. A little more than half of the 36,147 cases

were reported from cities of 60,000 or more dwellings. It is again to be noted that, in relation to total non-farm dwellings, the highest rate of foreclosures occurred in the larger cities and a progressively lower rate was noted for smaller cities. In other words, the smaller the city, the lower the rate of foreclosure. [TABLE 10.]

BANK SYSTEM—Outstanding advances continue to decline

October figures showed no change in the downward trend of Federal Home Loan Bank advances outstanding. The total at the end of the month was \$131,377,000—a decrease of \$13,375,000 from September. This is the lowest balance shown in any month since September 1936. The cumulative decline since the first of the year has been \$88,000,000.

New advances made during October exceeded the September total by \$1,500,000, but were \$7,450,000 below the same month of last year. Eight Federal Home Loan Banks (Boston, New York, Winston-Salem, Chicago, Des Moines, Topeka, Portland, and Los Angeles) made greater advances during October than in the previous month. The Boston Bank was the only one to report an excess of monthly advances made over repayments.

The drop in repayments from September to October was negligible and the total of \$19,065,000 is more than twice as much as in any previous October. Six Bank districts—Boston, Pittsburgh, Winston-Salem, Des Moines, Little Rock, and Los Angeles—reported greater repayments in October than in the preceding month.

Total assets of the 12 Banks increased \$165,000 during the month. At the close of October there were 3,801 member institutions in the Bank System with total assets of \$5,657,551,000. [TABLE 12.]

INSURED ASSOCIATIONS—Government bond holdings double in six months

Continued expansion in private share capital resulting from the favorable flow of funds during recent months has raised a number of new investment problems for insured savings and loan associations. Whereas total private repurchasable capital grew by \$138,000,000 from the close of June through October, mortgage holdings increased less than \$50,000,000.

A special survey of Government obligations and cash holdings of insured associations, recently con-

U. S. Government bonds held by all insured savings and loan associations

[Amounts are shown in thousands of dollars]

End of month	Number of associations	Total assets	U. S. Government obligations	Percent of total assets
June 1941.....	2, 313	\$3, 160, 000	\$33, 500	1. 06
September 1941....	2, 330	3, 224, 000	34, 400	1. 07
December 1941....	2, 343	3, 363, 000	45, 400	1. 35
March 1942.....	2, 358	3, 335, 000	52, 600	1. 58
June 1942.....	2, 374	3, 461, 000	70, 900	2. 05
September 1942....	2, 386	3, 513, 000	116, 000	3. 30

ducted by the Division of Operating Statistics, reveals that associations are investing a large share of new funds in securities of the United States. The study indicates that as late as September 1941 these institutions held only \$34,400,000, or 1.1 percent of total assets, in Government securities. Gains through December of that year and in the first quarter of 1942 were accelerated due to our entry into the War, but increases during recent periods have been even more spectacular. At the close of September 1942, \$116,000,000 in Government securities—the equivalent of 3.3 percent of assets—were held by insured associations. This was more than *double* the amount of such holdings at the end of March and *triple* those of September 1941.

In addition to larger Government holdings, insured associations have increased their cash position by about 31 percent since September 1941. Other excess funds have been used to reduce FHLB advances by more than one-sixth and Treasury and HOLC investments by one-eighth in the year ending September 1942. October witnessed further contractions in FHLB advances.

Progress in number and assets of Federals

[Amounts are shown in thousands of dollars]

Class of association	Number		Approximate assets	
	Oct. 31, 1942	Sept. 30, 1942	Oct. 31, 1942	Sept. 30, 1942
New.....	642	641	\$709, 685	\$702, 480
Converted.....	824	825	1, 526, 041	1, 511, 621
Total.....	1, 466	1, 466	2, 235, 726	2, 214, 101

FEDERAL SAVINGS AND LOAN ASSOCIATIONS

Total resources of Federal associations expanded \$21,600,000 during October to a total of \$2,235,700,000 at the end of that month. New and converted associations shared proportionately in the 1-percent rise during the month. The total number of Federals remained unchanged from September at 1,466 associations. [TABLE 15.]

Directory

(Continued from p. 72)

CANCELLATIONS OF FEDERAL SAVINGS AND LOAN ASSOCIATIONS CHARTERS BETWEEN OCTOBER 16, AND NOVEMBER 15, 1942

KANSAS:

Topeka:
First Federal Savings and Loan Association of Topeka, 204 West Sixth Avenue (merger with Shawnee Federal Savings and Loan Association, Topeka).

WISCONSIN:

Milwaukee:
Northern Federal Savings and Loan Association, 2746 Teutonia Avenue (merger with United Federal Savings and Loan Association, Milwaukee).

III. INSTITUTIONS INSURED BY THE FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION BETWEEN OCTOBER 16, AND NOVEMBER 15, 1942

DISTRICT NO. 2

NEW JERSEY:

Millburn:
Investors Savings and Loan Association of Millburn, 312 Millburn Avenue.
Newark:
Plymouth Savings and Loan Association of Newark, 359 Springfield Avenue.

DISTRICT NO. 4

SOUTH CAROLINA:

Greenwood:
Mutual Building and Loan Association, Hodges Building.

DISTRICT NO. 5

OHIO:

Greenville:
Greenville Federal Savings and Loan Association, 324 Broadway.

DISTRICT NO. 12

CALIFORNIA:

Arcadia:
Greater Arcadia Building-Loan Association, 118 East Huntington Drive.
Santa Barbara:
The Loan and Building Association of Santa Barbara, 814 State Street.

INSURANCE CERTIFICATE CANCELLED BETWEEN OCTOBER 16, AND NOVEMBER 15, 1942

WISCONSIN:

Milwaukee:
Northern Federal Savings and Loan Association, 2746 Teutonia Avenue.

Honor Roll

(Continued from p. 83)

**First Federal Savings and Loan Association, Liberal, Kans.
First Federal Savings and Loan Association, Seminole, Okla.
*First Federal Savings and Loan Association, Shawnee, Okla.
*****First Federal Savings and Loan Association of Sumner County, Wellington, Kans.
***First Federal Savings and Loan Association, Wakeeney, Kans.
*Garnett Savings and Loan Association, Garnett, Kans.
*Hays Building and Loan Association, Hays, Kans.
*Home Federal Savings and Loan Association, Ada, Okla.
**Home Federal Savings and Loan Association, Grand Island, Nebr.
**Home Federal Savings and Loan Association, Tulsa, Okla.
*****Horton Building, Loan and Savings Association, Horton, Kans.
Lyons Building and Loan Association, Lyons, Kans.
McCurtain County Building and Loan Association, Idabel, Okla.
Monte Vista Building Association, Monte Vista, Colo.

Northwestern Federal Savings and Loan Association, Clay Center, Kans.
*****Osage Federal Savings and Loan Association, Pawhuska, Okla.
Peoples Federal Savings and Loan Association, Ardmore, Okla.
**Peoples Federal Savings and Loan Association, Tulsa, Okla.
*Routt County Federal Savings and Loan Association, Oak Creek, Colo.
San Luis Valley Federal Savings and Loan Association, Alamosa, Colo.
*****Schuyler Federal Savings and Loan Association, Schuyler, Nebr.
Security Building and Loan Association, Iola, Kans.
Sumner County Building and Loan Association, Wellington, Kans.

NO. 11—PORTLAND

***Auburn Federal Savings and Loan Association, Auburn, Wash.
Capital Savings and Loan Association, Olympia, Wash.
*Cheyenne Federal Savings and Loan Association, Cheyenne, Wyo.
Commercial Savings and Loan Association, Kelso, Wash.
*Deer Lodge Federal Savings and Loan Association, Deer Lodge, Mont.
*Ellensburg Federal Savings and Loan Association, Ellensburg, Wash.
First Federal Savings and Loan Association, Boise, Idaho
First Federal Savings and Loan Association, Bremerton, Wash.
*First Federal Savings and Loan Association, Chehalis, Wash.
*First Federal Savings and Loan Association, Everett, Wash.
First Federal Savings and Loan Association, Idaho Falls, Idaho
**First Federal Savings and Loan Association, Klamath Falls, Oreg.
*First Federal Savings and Loan Association, Lewiston, Idaho
*First Federal Savings and Loan Association, McMinnville, Oreg.
***First Federal Savings and Loan Association, Mt. Vernon, Wash.
First Federal Savings and Loan Association, Pendleton, Oreg.
*First Federal Savings and Loan Association, Port Angeles, Wash.
First Federal Savings and Loan Association, Renton, Wash.
*First Federal Savings and Loan Association, Sheridan, Wyo.
First Federal Savings and Loan Association, Spokane, Wash.
*****First Federal Savings and Loan Association, The Dalles, Oreg.
First Federal Savings and Loan Association, Walla Walla, Wash.
Lewis County Savings and Loan Association, Chehalis, Wash.
*Liberty Savings and Loan Association, Yakima, Wash.
*Mason County Savings and Loan Association, Shelton, Wash.
Olympia Federal Savings and Loan Association, Olympia, Wash.
**Polk County Federal Savings and Loan Association, Dallas, Oreg.
*Port Angeles Savings and Loan Association, Port Angeles, Wash.
Provident Federal Savings and Loan Association, Casper, Wyo.
**Prudential Savings and Loan Association, Seattle, Wash.
Puget Sound Savings and Loan Association, Seattle, Wash.
*Rawlins Federal Savings and Loan Association, Rawlins, Wyo.
Seattle Federal Savings and Loan Association, Seattle, Wash.
Security Building and Loan Association, Billings, Mont.
Thurston County Federal Savings and Loan Association, Olympia, Wash.
Vancouver Federal Savings and Loan Association, Vancouver, Wash.
*Walla Walla Federal Savings and Loan Association, Walla Walla, Wash.
Washington Federal Savings and Loan Association, Bothell, Wash.
*Wenatchee Federal Savings and Loan Association, Wenatchee, Wash.
***West Side Federal Savings and Loan Association, Seattle, Wash.
*Yakima Federal Savings and Loan Association, Yakima, Wash.

NO. 12—LOS ANGELES

Central Federal Savings and Loan Association, San Diego, Calif.
***Century Federal Savings and Loan Association, Santa Monica, Calif.
Citrus Belt Building and Loan Association, Riverside, Calif.
Euclid Guarantee Building and Loan Association, Ontario, Calif.
First Federal Savings and Loan Association, Bellflower, Calif.
First Federal Savings and Loan Association, Honolulu, Hawaii
***First Federal Savings and Loan Association, Huntington Park, Calif.
First Federal Savings and Loan Association, Santa Barbara, Calif.
*First Federal Savings and Loan Association, Santa Monica, Calif.
Greater Arcadia Building-Loan Association, Arcadia, Calif.
Hollywood Building and Loan Association, Hollywood, Calif.
*Home Federal Savings and Loan Association, San Diego, Calif.
Independent Building-Loan Association, San Jose, Calif.
Inglewood Federal Savings and Loan Association, Inglewood, Calif.
Laguna Federal Savings and Loan Association, Laguna Beach, Calif.
*Liberty Building-Loan Association, Los Angeles, Calif.
Los Angeles American Building and Loan Association, Los Angeles, Calif.
Magnolia Federal Savings and Loan Association, Upland, Calif.
Marysville Guarantee Building and Loan Association, Marysville, Calif.
North Hollywood Federal Savings and Loan Association, North Hollywood, Calif.
Redlands Federal Savings and Loan Association, Redlands, Calif.
Santa Maria Guarantee Building-Loan Association, Santa Maria, Calif.
Tucson Federal Savings and Loan Association, Tucson, Ariz.

Table 1.—BUILDING ACTIVITY—Estimated number and valuation of new family dwelling units provided in all urban areas in October 1942, by Federal Home Loan Bank District and by State

[Source: U. S. Department of Labor]

[Amounts are shown in thousands of dollars]

Federal Home Loan Bank District and State	All residential dwellings				All private 1- and 2-family dwellings			
	Number of family dwelling units		Permit valuation		Number of family dwelling units		Permit valuation	
	Oct. 1942	Oct. 1941	Oct. 1942	Oct. 1941	Oct. 1942	Oct. 1941	Oct. 1942	Oct. 1941
UNITED STATES	18,452	33,646	\$66,225	\$127,233	9,660	26,727	\$32,325	\$104,430
No. 1—Boston	2,202	1,733	6,800	7,953	904	1,669	3,464	7,793
Connecticut	980	535	3,757	2,814	444	535	1,723	2,814
Maine	896	80	1,821	254	142	72	539	229
Massachusetts	250	807	966	3,495	242	751	946	3,360
New Hampshire		89		386		89		386
Rhode Island	70	189	244	843	70	189	244	843
Vermont	6	33	12	161	6	33	12	161
No. 2—New York	776	3,591	2,285	15,906	586	2,457	1,917	11,561
New Jersey	433	1,178	1,279	5,289	365	905	1,128	4,234
New York	343	2,413	1,006	10,617	221	1,552	789	7,327
No. 3—Pittsburgh	819	1,305	3,389	5,777	500	1,292	2,093	5,740
Delaware		24		127		24		127
Pennsylvania	813	1,048	3,378	4,865	494	1,035	2,082	4,828
West Virginia	6	233	11	785	6	233	11	785
No. 4—Winston-Salem	3,092	6,163	9,443	20,440	1,139	4,083	2,660	13,557
Alabama	554	424	1,749	831	154	410	154	811
District of Columbia	489	518	1,163	1,767	8	160	30	975
Florida	757	1,225	2,419	4,430	245	1,066	549	4,075
Georgia	205	391	438	827	193	370	419	806
Maryland	618	1,950	2,099	7,349	198	732	499	2,373
North Carolina	199	812	517	2,276	163	673	432	1,915
South Carolina	17	240	41	584	17	196	41	540
Virginia	253	603	1,017	2,376	161	470	536	2,062
No. 5—Cincinnati	1,178	2,440	8,221	10,301	834	2,231	3,306	9,714
Kentucky	66	245	192	646	66	237	192	625
Ohio	1,088	1,761	7,945	8,580	744	1,593	3,030	8,032
Tennessee	24	434	84	1,075	24	401	84	1,057
No. 6—Indianapolis	2,105	2,248	8,499	9,653	1,521	2,234	6,123	9,615
Indiana	374	750	1,059	2,785	310	750	951	2,786
Michigan	1,731	1,498	7,440	6,868	1,211	1,484	5,172	6,829
No. 7—Chicago	1,954	1,891	7,361	9,493	682	1,783	2,667	9,204
Illinois	1,003	1,285	4,020	6,860	555	1,212	2,190	6,660
Wisconsin	951	606	3,341	2,633	127	571	477	2,544
No. 8—Des Moines	168	1,520	497	6,106	168	1,289	497	5,277
Iowa	54	536	183	2,066	54	327	183	1,309
Minnesota	52	497	164	2,216	52	497	164	2,216
Missouri	42	367	96	1,402	42	345	96	1,330
North Dakota	4	64	10	240	4	64	10	240
South Dakota	16	56	44	182	16	56	44	182
No. 9—Little Rock	1,058	3,577	2,476	9,776	742	3,025	1,583	8,030
Arkansas	71	309	190	708	71	302	190	701
Louisiana	51	388	110	1,159	51	380	110	1,144
Mississippi	26	310	24	444	26	310	24	444
New Mexico	28	108	78	265	28	93	78	240
Texas	882	2,462	2,074	7,200	566	1,940	1,181	5,501
No. 10—Topeka	294	1,455	715	4,658	266	1,068	659	3,249
Colorado	8	331	12	1,002	8	327	12	991
Kansas	90	571	183	1,916	62	188	127	519
Nebraska	106	185	301	681	106	185	301	681
Oklahoma	90	368	219	1,059	90	368	219	1,058
No. 11—Portland	2,162	1,544	7,953	5,310	466	1,226	1,561	4,325
Idaho	1	136	2	414	1	61	2	200
Montana	5	93	10	307	5	84	10	296
Oregon	125	351	445	1,217	109	266	419	890
Utah	137	204	352	687	77	200	206	677
Washington	1,894	694	7,144	2,421	274	555	924	2,012
Wyoming		66		264		60		250
No. 12—Los Angeles	2,644	6,179	8,586	21,860	1,852	4,370	5,795	16,365
Arizona	56	83	188	257	5	63	13	227
California	2,525	6,037	8,194	21,401	1,784	4,248	5,578	15,936
Nevada	63	59	204	202	63	59	204	202

Table 2.—BUILDING ACTIVITY—Estimated number and valuation of new family dwelling units provided in all urban areas of the United States

[Source: U. S. Department of Labor]

[Amounts are shown in thousands of dollars]

Type of construction	Number of family dwelling units					Permit valuation				
	Monthly totals			Jan.-Oct. totals		Monthly totals			Jan.-Oct. totals	
	Oct. 1942	Sept. 1942	Oct. 1941	1942	1941	Oct. 1942	Sept. 1942	Oct. 1941	1942	1941
Private construction.....	11,181	13,907	29,709	172,829	328,030	\$36,824	\$42,610	\$112,710	\$566,469	\$1,230,579
1-family dwellings.....	8,527	9,711	24,727	126,026	262,600	28,958	31,871	99,025	435,122	1,050,762
2-family dwellings ¹	1,133	1,326	2,000	14,179	20,285	3,367	3,661	5,405	39,561	52,423
3- and more-family dwellings ²	1,521	2,870	2,982	32,624	45,145	3,899	7,078	8,280	91,786	127,394
Public construction.....	7,271	2,358	3,937	63,790	64,346	26,401	7,637	14,523	214,381	216,952
Total urban construction.....	18,452	16,265	33,646	236,619	392,376	62,625	50,247	127,233	780,850	1,447,531

¹ Includes 1- and 2-family dwellings combined with stores.

² Includes multi-family dwellings combined with stores.

Table 3.—BUILDING COSTS—Index of building costs for the standard house in representative cities in specific months¹

[Average month of 1935-1939=100]

NOTE:—These figures are subject to correction.

Federal Home Loan Bank District and city	1942				1941	1940	1939	1938	1937	1936
	Nov.	Aug.	May	Feb.	Nov.	Nov.	Nov.	Nov.	Nov.	Nov.
No. 3—Pittsburgh:										
Wilmington, Del.....	135.4	135.4		134.9	126.6	107.8	97.0	106.2	104.6	96.2
Philadelphia, Pa.....	143.4	145.5	145.9	139.1	136.0	119.4	105.6	101.8	108.9	96.0
Pittsburgh, Pa.....	129.2	128.3	132.2	120.7	120.7	106.5	105.9	106.0	111.2	101.0
Charleston, W. Va.....	123.5	123.5	117.2	115.0	113.8	104.0	101.9	102.7	108.8	98.2
Wheeling, W. Va.....	122.0	122.7	122.7	116.4	114.3	107.6	104.6	99.0	109.4	95.3
No. 5—Cincinnati:										
Louisville, Ky.....	140.3	140.3	137.9	138.1	135.8	104.8	104.0	100.8	103.6	99.6
Cincinnati, O.....	112.0	111.9	113.1	111.1	111.0	100.5	97.4	97.9	105.4	98.0
Cleveland, O.....	119.5	119.6	119.5	117.7	116.9	109.3	107.6	100.9	108.0	97.8
Columbus, O.....	117.6	117.2	116.9	115.7	115.6	103.4	101.0	100.2	106.6	99.3
Memphis, Tenn.....	126.7	126.6	125.8	125.1	121.0	106.2	104.0	103.1	104.9	97.0
Nashville, Tenn.....	121.4	121.4	121.5	120.4	118.3	103.2	97.9	99.7	106.7	99.7
No. 9—Little Rock:										
Little Rock, Ark.....	109.0	109.0	102.2	102.4	102.2	100.5	99.8	100.1	99.9	98.9
New Orleans, La.....	116.1	116.2	115.8	116.0	114.3	108.2	105.3	104.3	107.1	97.5
Jackson, Miss.....	111.9	111.9	110.4	112.1	110.5	103.5	105.1	105.9	104.2	95.2
Albuquerque, N. M.....		128.2			122.7	106.5	99.5	103.0	104.7	98.3
Dallas, Tex.....	128.8	128.0	128.3	134.3	131.5	105.2	93.2	100.4	106.0	98.4
Houston, Tex.....	125.2	123.7	123.9	132.0	127.8	110.7	99.9	100.8	104.6	97.8
San Antonio, Tex.....	128.5	127.4	127.6	132.6	131.4	100.7	98.1	102.3	107.5	95.6
No. 12—Los Angeles:										
Phoenix, Ariz.....		120.5	120.5	119.0	117.9	106.0	99.4	103.3	107.7	96.6
Los Angeles, Calif.....		113.2	113.5	113.3	109.2	99.9	96.3	99.3	107.6	99.4
San Diego, Calif.....		126.3	125.0	124.1	123.1	107.0	95.9	102.0	108.4	97.8
San Francisco, Calif.....		121.6	121.6	118.9	114.3	103.1	102.3	103.4	103.5	98.5
Reno, Nev.....		121.5	121.5	119.7	119.3	104.9	104.3	102.2	103.7	98.9

¹ The house on which costs are reported is a detached 6-room home of 24,000 cubic volume. Living room, dining room, kitchen, and lavatory on first floor; three bedrooms and bath on second floor. Exterior is wide-board siding with brick and stucco as features of design. Best quality materials and workmanship are used throughout.

The house is *not* completed ready for occupancy. It includes all fundamental structural elements, an attached 1-car garage, an unfinished cellar, an unfinished attic, a fireplace, essential heating, plumbing, and electric wiring equipment, and complete insulation. It does *not* include wall-paper nor other wall nor ceiling finish on interior plastered surface, lighting fixtures, refrigerators, water heaters, ranges, screens, weather stripping, nor window shades.

Reported costs include, in addition to material and labor costs, compensation insurance, and allowance for contractor's overhead and transportation of materials plus 10 percent for builder's profit.

Reported costs do *not* include the cost of land nor of surveying the land, the cost of planting the lot, nor of providing walks and driveways; they do *not* include architect's fee, cost of building permit, financing charges, nor sales costs.

In figuring costs, current prices on the same building materials list are obtained every three months from the same dealers, and current wage rates are obtained from the same reputable contractors and operative builders.

Table 4.—BUILDING COSTS—Index of building costs for the standard house

[Average month of 1935-1939=100]

Element of cost	Oct. 1942	Sept. 1942	Aug. 1942	July 1942	June 1942	May 1942	Apr. 1942	Mar. 1942	Feb. 1942	Jan. 1942	Dec. 1941	Nov. 1941	Oct. 1941
Material.....	121.6	121.5	121.2	121.2	121.3	121.0	120.5	120.0	119.3	118.6	117.7	116.9	116.0
Labor.....	130.2	130.2	129.4	128.5	127.8	126.4	125.9	126.0	125.0	124.5	124.2	123.9	123.3
Total cost.....	124.5	124.4	124.0	123.7	123.5	122.8	122.3	122.0	121.2	120.6	119.9	119.2	118.5

Table 5.—BUILDING COSTS—Index of wholesale price of building materials in the United States

[1935-1939=100; converted from 1926 base]

[Source: U. S. Department of Labor]

Period	All building materials	Brick and tile	Cement	Lumber	Paint and paint materials	Plumbing and heating	Structural steel	Other
1940: October.....	109.2	99.3	99.5	127.4	104.3	105.8	103.5	101.4
1941: October.....	119.8	106.3	101.7	144.2	118.0	115.3	103.5	109.8
November.....	120.0	106.3	102.2	143.3	117.2	115.5	103.5	111.6
December.....	120.4	106.4	102.5	144.1	118.6	117.1	103.5	110.8
1942: January.....	122.0	106.6	102.5	146.5	121.8	123.0	103.5	111.5
February.....	122.9	106.8	102.5	147.8	122.8	128.6	103.5	111.9
March.....	123.4	106.9	102.7	148.2	123.9	129.0	103.5	112.3
April.....	123.1	107.9	103.3	146.8	123.7	129.4	103.5	112.3
May.....	122.9	107.9	103.4	146.4	123.7	129.4	103.5	112.3
June.....	122.9	108.0	103.4	146.7	123.3	129.4	103.5	112.3
July.....	123.2	107.9	103.4	148.0	123.8	123.6	103.5	112.3
August.....	123.2	108.6	103.4	148.1	123.1	123.6	103.5	112.3
September.....	123.3	108.6	103.4	148.3	123.4	123.6	103.5	112.3
October.....	123.3	108.6	103.4	148.4	124.2	123.6	103.5	111.7
Percent change:								
Oct. 1942-Sept. 1942.....	0.0	0.0	0.0	+0.1	+0.6	0.0	0.0	-0.5
Oct. 1942-Oct. 1941.....	+2.9	+2.2	+1.7	+2.9	+5.3	+7.2	0.0	+1.7

Table 6.—MORTGAGE LENDING—Estimated volume of new home-mortgage loans by all savings and loan associations, by purpose and class of association

[Thousands of dollars]

Period	Purpose of loans					Total loans	Class of association		
	Construction	Home purchase	Refinancing	Reconditioning	Loans for all other purposes		Federals	State members	Nonmembers
1940.....	\$398,632	\$426,151	\$198,148	\$63,583	\$113,065	\$1,199,579	\$509,713	\$483,499	\$206,367
January-October.....	336,061	369,811	169,132	54,466	96,034	1,016,459	433,102	406,627	176,730
October.....	41,610	40,771	16,840	5,756	9,423	114,400	48,307	46,224	19,896
1941.....	437,065	580,503	190,573	61,328	109,215	1,378,684	584,220	583,804	210,660
January-October.....	376,672	488,542	162,809	52,891	92,813	1,173,727	501,128	492,954	179,645
October.....	37,722	59,874	16,283	5,361	8,698	127,938	52,507	54,930	20,501
November.....	30,103	48,816	13,340	4,267	8,223	104,749	41,910	46,890	15,949
December.....	30,290	43,145	14,424	4,170	8,179	100,208	41,182	43,960	15,066
1942.....	172,698	488,357	140,591	36,496	67,837	905,979	357,319	407,895	140,765
January-October ^p	22,791	34,127	12,854	3,190	6,571	79,533	31,142	35,312	13,079
January.....	20,799	33,769	12,325	3,138	6,725	76,756	31,919	33,939	10,898
February.....	21,775	40,930	13,225	3,547	7,890	87,367	36,325	38,030	13,012
March.....	20,488	52,196	14,508	4,083	7,772	99,047	38,484	43,937	16,626
April.....	17,610	53,095	13,607	3,866	6,831	95,009	36,966	43,005	15,038
May.....	15,930	52,112	15,184	3,566	7,303	94,095	35,279	44,265	14,551
June.....	17,709	52,190	16,097	3,671	6,130	95,797	37,007	43,665	15,125
July.....	12,568	55,301	14,019	4,126	6,549	92,563	36,620	41,549	14,394
August.....	12,449	58,060	14,063	3,804	5,679	94,055	37,987	42,249	13,819
September.....	10,579	56,577	14,709	3,505	6,387	91,757	35,590	41,944	14,223
October ^p									

^p Preliminary. ^r Revised.

Table 7.—LENDING—Estimated volume of new loans by all savings and loan associations

[Amounts are shown in thousands of dollars]

Federal Home Loan Bank District and class of association	New loans			Cumulative new loans (10 months)		
	October 1942	September 1942	October 1941	1942	1941	Percent change
UNITED STATES	\$91,757	\$94,055	\$127,938	\$905,979	\$1,173,727	-22.8
Federal.....	35,590	37,987	52,507	357,319	501,128	-28.7
State member.....	41,944	42,249	54,930	407,895	492,954	-17.3
Nonmember.....	14,223	13,819	20,501	140,765	179,645	-21.6
Boston	9,363	10,068	14,615	90,177	124,345	-27.5
Federal.....	2,823	3,127	4,728	27,358	42,922	-36.3
State member.....	4,842	5,168	7,284	48,382	63,110	-23.3
Nonmember.....	1,698	1,773	2,603	14,437	18,313	-21.2
New York	8,929	9,279	13,729	91,634	115,641	-20.7
Federal.....	2,271	2,291	3,801	21,761	34,166	-36.3
State member.....	3,942	3,990	4,648	34,599	35,905	-3.6
Nonmember.....	2,716	2,998	5,280	35,274	45,470	-22.4
Pittsburgh	9,002	7,796	11,285	82,958	93,827	-11.6
Federal.....	3,168	2,862	3,860	30,643	35,908	-14.7
State member.....	2,502	2,430	3,036	24,620	24,184	+1.8
Nonmember.....	3,332	2,504	4,389	27,695	33,735	-17.9
Winston-Salem	11,169	11,941	17,247	121,586	160,545	-24.3
Federal.....	4,427	5,725	8,463	51,884	78,262	-33.7
State member.....	5,314	5,019	7,204	56,246	68,035	-17.3
Nonmember.....	1,428	1,197	1,580	13,456	14,248	-5.6
Cincinnati	17,636	18,945	21,277	167,346	200,098	-16.4
Federal.....	6,118	6,810	8,045	62,139	74,634	-16.7
State member.....	9,349	9,779	10,804	87,765	99,777	-12.0
Nonmember.....	2,169	2,356	2,428	17,442	25,687	-32.1
Indianapolis	5,218	5,206	6,535	49,367	60,095	-17.9
Federal.....	2,678	2,660	3,111	24,713	30,394	-18.7
State member.....	2,317	2,357	3,155	22,140	27,391	-19.2
Nonmember.....	223	189	269	2,514	2,310	+8.8
Chicago	8,634	8,481	12,555	88,189	117,140	-24.7
Federal.....	3,291	3,288	4,977	32,068	45,444	-29.4
State member.....	4,260	3,975	6,219	42,810	56,139	-23.7
Nonmember.....	1,083	1,218	1,359	13,311	15,557	-14.4
Des Moines	4,556	4,405	6,558	44,495	64,285	-30.8
Federal.....	2,188	2,215	3,252	20,887	32,043	-34.8
State member.....	1,756	1,565	2,229	16,516	21,330	-22.6
Nonmember.....	612	625	1,077	7,092	10,912	-35.0
Little Rock	3,883	3,720	6,260	42,287	57,508	-26.5
Federal.....	1,509	1,428	2,682	15,969	24,277	-34.2
State member.....	2,314	2,202	3,471	25,525	31,874	-19.9
Nonmember.....	60	90	107	793	1,357	-41.6
Topeka	3,600	3,664	4,822	38,321	46,990	-18.4
Federal.....	2,022	1,972	2,671	21,104	25,949	-18.7
State member.....	1,020	1,048	1,098	10,988	11,363	-2.8
Nonmember.....	558	644	1,053	6,229	9,738	-36.0
Portland	3,011	2,676	4,191	28,306	42,130	-32.8
Federal.....	1,954	1,577	2,592	17,772	27,303	-34.9
State member.....	783	940	1,315	8,652	13,314	-35.0
Nonmember.....	274	159	284	1,882	1,513	+24.4
Los Angeles	6,756	7,874	8,864	61,313	91,223	-32.8
Federal.....	3,141	4,032	4,325	31,021	49,826	-37.7
State member.....	3,545	3,776	4,467	29,652	40,582	-26.9
Nonmember.....	70	66	72	640	815	-21.5

▶ Preliminary.

Table 8.—RECORDINGS—Estimated nonfarm mortgage recordings, \$20,000 and under

October, 1942

[Thousands of dollars]

Federal Home Loan Bank District and State	Savings & loan associations	Insurance companies	Banks and trust companies	Mutual savings banks	Individuals	Other mortgages	Total
UNITED STATES	\$103,170	\$32,577	\$79,224	\$14,817	\$67,623	\$59,672	\$357,083
Boston	11,127	1,611	3,151	7,245	5,839	3,223	32,196
Connecticut.....	1,426	1,118	1,433	1,810	2,023	2,124	9,934
Maine.....	713	121	385	510	313	55	1,797
Massachusetts.....	7,777	348	930	4,047	2,886	752	16,740
New Hampshire.....	285	15	59	300	127	-----	786
Rhode Island.....	755	-----	309	398	414	292	2,168
Vermont.....	171	9	35	180	76	-----	471
New York	7,758	2,013	7,575	5,108	10,110	7,189	39,753
New Jersey.....	4,015	849	4,274	601	3,934	3,785	17,461
New York.....	3,743	1,164	3,301	4,507	6,176	3,401	22,292
Pittsburgh	8,255	3,106	7,297	678	4,867	5,098	29,301
Delaware.....	208	114	83	67	300	105	877
Pennsylvania.....	7,273	2,528	5,899	598	4,017	4,808	25,123
West Virginia.....	774	464	1,315	13	550	185	3,301
Winston-Salem	11,812	5,179	4,885	202	8,859	5,210	36,147
Alabama.....	523	673	393	-----	1,189	658	3,436
District of Columbia.....	2,067	445	265	-----	1,255	739	4,771
Florida.....	559	563	579	-----	1,517	528	3,746
Georgia.....	1,153	684	800	-----	880	589	4,166
Maryland.....	3,763	279	708	202	1,330	1,064	7,436
North Carolina.....	1,585	397	277	-----	813	362	3,434
South Carolina.....	424	290	305	-----	454	255	1,728
Virginia.....	1,738	1,848	1,408	-----	1,421	1,015	7,430
Cincinnati	20,024	4,729	9,389	948	4,811	4,492	44,393
Kentucky.....	2,032	406	848	-----	166	191	3,643
Ohio.....	17,298	3,334	8,101	948	4,151	2,834	36,666
Tennessee.....	694	989	440	-----	494	1,467	4,084
Indianapolis	6,087	3,218	9,188	47	2,589	5,203	26,332
Indiana.....	3,784	1,369	3,697	47	853	1,334	11,084
Michigan.....	2,303	1,849	5,491	-----	1,736	3,869	15,248
Chicago	9,920	2,190	6,407	5	4,463	9,705	32,690
Illinois.....	7,511	1,560	4,155	-----	2,624	7,846	23,696
Wisconsin.....	2,409	630	2,252	5	1,839	1,859	8,994
Des Moines	6,070	2,463	4,770	72	4,010	3,457	20,842
Iowa.....	1,348	344	1,127	-----	580	357	3,756
Minnesota.....	2,242	1,040	834	72	1,096	382	5,066
Missouri.....	2,226	992	2,686	-----	2,138	2,682	10,724
North Dakota.....	209	55	33	-----	104	22	423
South Dakota.....	45	32	90	-----	92	14	273
Little Rock	6,630	3,216	1,459	-----	4,306	3,932	19,543
Arkansas.....	514	196	272	-----	337	174	1,493
Louisiana.....	2,306	516	118	-----	610	335	3,885
Mississippi.....	348	292	223	-----	512	279	1,654
New Mexico.....	215	21	96	-----	95	31	458
Texas.....	3,247	2,191	750	-----	2,752	3,113	12,053
Topeka	4,656	953	2,230	-----	2,691	3,118	13,648
Colorado.....	687	91	207	-----	1,380	714	3,079
Kansas.....	1,482	157	693	-----	336	1,128	3,796
Nebraska.....	808	360	292	-----	248	163	1,871
Oklahoma.....	1,679	345	1,038	-----	727	1,113	4,902
Portland	3,253	618	3,069	512	1,800	4,717	13,909
Idaho.....	140	31	81	-----	119	120	491
Montana.....	136	31	75	-----	186	24	452
Oregon.....	671	269	196	39	768	1,292	3,235
Utah.....	599	132	819	-----	119	98	1,767
Washington.....	1,567	155	1,763	473	470	3,122	7,550
Wyoming.....	140	-----	75	-----	138	61	414
Los Angeles	7,678	3,281	19,864	-----	13,278	4,328	48,329
Arizona.....	162	62	268	-----	506	50	1,048
California.....	7,347	3,200	19,423	-----	12,673	4,241	46,884
Nevada.....	69	19	173	-----	99	37	397

Table 9.—MORTGAGE RECORDINGS—Estimated volume of nonfarm mortgages recorded

[Amounts are shown in thousands of dollars]

Period	Savings and loan associations		Insurance companies		Banks and trust companies		Mutual savings banks		Individuals		Other mortgagees		All mortgagees	
	Total	Per cent	Total	Per cent	Total	Per cent	Total	Per cent	Total	Per cent	Total	Per cent	Combined total	Per cent
1941: October.....	\$138,670	31.0	\$39,896	8.9	\$106,109	23.7	\$22,788	5.1	\$74,891	16.7	\$65,636	14.6	\$447,990	100.0
November.....	113,353	30.0	32,527	8.6	92,316	24.4	19,653	5.2	64,024	17.0	55,810	14.8	377,683	100.0
December.....	112,764	28.7	37,185	9.5	99,855	25.5	19,253	4.9	64,524	16.4	58,774	15.0	392,355	100.0
1942: January.....	90,572	28.2	31,062	9.7	77,631	24.1	13,523	4.2	59,033	18.4	49,575	15.4	321,396	100.0
February.....	86,752	29.3	28,546	9.7	70,221	23.7	10,405	3.5	53,383	18.0	46,734	15.8	296,041	100.0
March.....	100,296	29.9	32,650	9.7	78,086	23.3	12,162	3.6	60,322	18.0	52,120	15.5	335,636	100.0
April.....	108,582	30.2	34,466	9.6	82,082	22.8	15,310	4.2	62,707	17.4	56,821	15.8	359,968	100.0
May.....	107,937	30.8	31,780	9.1	77,563	22.2	15,904	4.5	63,807	18.2	53,196	15.2	350,187	100.0
June.....	105,278	30.8	29,764	8.7	74,588	21.8	16,043	4.7	62,730	18.3	53,847	15.7	342,250	100.0
July.....	104,712	29.6	31,898	9.0	80,736	22.8	15,669	4.4	64,508	18.4	55,688	15.8	353,511	100.0
August.....	102,628	30.5	28,299	8.4	72,480	21.5	14,793	4.4	62,824	18.6	55,826	16.6	336,850	100.0
September.....	104,155	30.1	31,448	9.1	77,530	22.4	14,812	4.3	65,423	18.9	52,596	15.2	345,964	100.0
October.....	103,170	28.9	32,577	9.1	79,224	22.2	14,817	4.2	67,623	18.9	59,672	16.7	357,083	100.0

Table 10.—FORECLOSURES—Estimated non-farm real-estate foreclosures, by size of county

Period	U. S. total	County size (dwellings)			
		Less than 5,000	5,000-10,999	20,000-59,999	60,000 and over
1941: Jan.-Oct.....	49,840	5,496	7,636	10,743	25,965
October.....	4,408	544	697	945	2,222
November.....	4,204	448	705	890	2,161
December.....	4,337	524	650	1,028	2,126
1942: Jan.-Oct.....	36,147	3,841	5,832	8,085	18,389
January.....	4,000	439	635	814	2,112
February.....	3,630	370	592	808	1,860
March.....	3,935	669	678	863	1,944
April.....	3,856	461	561	867	1,967
May.....	3,813	333	623	968	1,889
June.....	3,850	367	637	835	2,011
July.....	3,558	333	565	727	1,933
August.....	3,072	401	499	707	1,465
September.....	3,360	303	527	818	1,717
October.....	3,083	385	524	683	1,491

Table 11.—FHA—Home mortgages insured¹

[Premium-paying; thousands of dollars]

Period	Monthly volume			Total insured at end of period
	Title I Class 3	Title II	Title VI	
1941: October.....	\$1,536	\$85,290	\$2,190	\$3,504,111
November.....	1,361	76,920	3,578	3,885,970
December.....	1,850	87,516	5,294	3,680,630
1942: January.....	1,885	87,167	6,556	3,776,238
February.....	1,455	70,799	8,483	3,856,975
March.....	1,502	67,780	12,273	3,938,530
April.....	1,967	55,448	11,424	4,007,369
May.....	1,867	60,177	13,554	4,082,967
June.....	1,781	65,810	15,876	4,166,434
July.....	919	62,728	20,621	4,250,702
August.....	1,246	51,813	25,030	4,328,791
September.....	104	67,573	31,524	4,407,992
October.....	802	44,470	38,265	4,491,529

¹ Figures represent gross insurance written during the period and do not take account of principal repayments on previously insured loans.

Table 12.—FHL BANKS—Lending operations and principal assets and liabilities

[Thousands of dollars]

Federal Home Loan Bank	Lending operations October 1942		Principal assets October 31, 1942			Capital and principal liabilities October 31, 1942			Total assets October 31, 1942 ¹
	Advances	Repayments	Advances outstanding	Cash ¹	Government securities	Capital ²	Debentures	Member deposits	
Boston.....	\$1,928	\$1,575	\$10,510	\$3,921	\$10,297	\$18,768	\$4,000	\$2,032	\$24,811
New York.....	802	2,068	22,518	4,043	10,103	26,274	8,500	1,852	36,761
Pittsburgh.....	416	1,612	11,892	5,337	8,164	15,985	9,000	422	25,480
Winston-Salem.....	505	3,897	14,498	13,844	5,874	17,127	16,500	617	34,308
Cincinnati.....	56	653	10,506	3,178	17,590	23,326	2,500	5,551	31,389
Indianapolis.....	181	832	9,411	4,651	10,600	11,825	9,000	3,882	24,742
Chicago.....	380	2,453	20,393	12,123	10,391	21,593	16,000	5,308	42,981
Des Moines.....	222	1,012	8,687	5,277	7,018	11,266	8,500	1,238	21,032
Little Rock.....	5	1,392	4,448	1,868	7,300	12,173	1,500	1	13,677
Topeka.....	210	633	5,057	2,540	5,420	10,126	2,000	928	13,058
Portland.....	30	955	1,845	2,689	6,900	8,158	3,000	313	11,477
Los Angeles.....	955	1,983	11,612	5,057	6,621	14,756	7,000	1,575	23,354
All Banks (October 1942).....	5,690	19,065	131,377	64,528	106,278	191,377	87,500	23,719	303,070
September 1942.....	4,157	19,606	144,752	68,283	89,179	190,963	87,500	23,876	302,885
October 1941.....	13,139	7,019	184,311	40,403	62,543	185,760	75,500	24,111	288,139

¹ Includes interbank deposits.

² Capital stock, surplus, and undivided profits.

Table 13.—SAVINGS—Sales of war bonds ¹

[Thousands of dollars]

Period	Series E ²	Series F	Series G	Total
1941	\$1,622,496	\$207,681	\$1,184,868	\$3,015,045
October	122,884	22,963	124,866	270,713
November	109,475	18,977	105,035	233,487
December	341,085	33,272	154,242	528,599
1942: January	667,411	77,559	315,577	1,060,547
February	397,989	51,820	253,391	703,200
March	337,599	41,070	179,223	557,892
April	326,660	40,003	163,839	530,502
May	421,831	42,465	170,060	634,357
June	433,223	41,041	159,681	633,945
July	508,118	73,691	319,053	900,862
August	453,967	52,268	191,020	697,255
September	509,855	60,803	184,026	754,684
October	587,900	51,321	175,178	814,353

¹ U. S. Treasury War Savings Staff. Actual deposits made to the credit of the U. S. Treasury.

² Prior to May 1941: "Baby bonds."

Table 14.—SAVINGS—Held by institutions

[Thousands of dollars]

End of period	Insured savings and loans ¹	Mutual savings banks ²	Insured commercial banks ³
1940: June	\$2,020,123	\$10,589,838	\$12,754,750
December	2,202,556	10,617,759	13,062,315
1941: June	2,433,513	10,606,224	13,107,022
October	2,518,158	10,606,224	13,107,022
November	2,552,037	10,606,224	13,107,022
December	2,597,525	10,489,679	13,261,402
1942: January	2,589,466	10,354,533	13,030,610
February	2,600,172	10,354,533	13,030,610
March	2,612,736	10,354,533	13,030,610
April	2,633,014	10,354,533	13,030,610
May	2,660,098	10,354,533	13,030,610
June	2,736,258	10,354,533	13,030,610
July	2,757,929	10,354,533	13,030,610
August	2,798,621	10,354,533	13,030,610
September	2,834,079	10,354,533	13,030,610
October	2,873,822	10,354,533	13,030,610

¹ Private repurchasable capital as reported to the FHLB Administration.

² *Month's Work*. All deposits.

³ FDIC. Time deposits evidenced by savings passbooks.

Table 15.—INSURED ASSOCIATIONS—Progress of institutions insured by the FSLIC

[Amounts are shown in thousands of dollars]

Period and class of association	Number of associations	Total assets	Net first mortgages held	Private repurchasable capital	Government investment	Federal Home Loan Bank advances	Operations			
							New mortgage loans	New private investments	Private repurchases	Repurchase ratio
ALL INSURED										
1940: June	2,237	\$2,709,184	\$2,130,124	\$2,020,123	\$236,913	\$124,133	\$67,751	\$43,626	\$20,418	46.8
December	2,277	2,932,305	2,343,047	2,202,556	220,789	171,347	56,363	65,586	22,865	34.9
1941: June	2,313	3,159,763	2,555,393	2,433,905	206,301	144,331	85,117	61,448	26,779	43.6
October	2,332	3,262,886	2,712,697	2,518,158	195,787	159,298	80,767	67,132	40,142	59.8
November	2,343	3,303,296	2,738,311	2,552,037	196,059	161,199	65,241	60,818	33,263	54.7
December	2,343	3,362,942	2,751,938	2,597,525	196,240	193,275	63,506	74,801	35,728	47.8
1942: January	2,349	3,313,418	2,754,777	2,589,466	191,769	180,360	49,549	105,792	118,666	112.2
February	2,353	3,323,180	2,763,579	2,600,172	186,254	172,260	49,387	53,440	47,229	88.4
March	2,358	3,335,101	2,774,108	2,612,736	185,664	167,535	56,934	56,701	47,086	83.0
April	2,363	3,356,213	2,790,135	2,633,014	185,651	161,571	62,015	58,193	40,443	69.5
May	2,363	3,384,344	2,800,673	2,660,098	185,710	157,870	59,006	53,808	31,503	58.5
June	2,374	3,461,228	2,827,956	2,736,258	185,783	170,066	58,642	72,788	26,152	35.9
July	2,380	3,439,097	2,837,925	2,757,929	176,995	152,302	61,062	103,521	87,059	83.9
August	2,380	3,482,056	2,856,588	2,798,621	169,493	139,670	58,785	70,262	41,534	59.1
September	2,386	3,513,096	2,866,497	2,834,079	169,202	125,308	61,508	68,082	40,114	58.9
October	2,390	3,548,692	2,871,968	2,873,822	169,162	113,856	p 59,056	73,124	37,720	51.6
FEDERAL										
1940: June	1,421	1,725,817	1,403,289	1,260,041	197,268	90,489	47,435	29,404	11,022	37.5
December	1,437	1,871,379	1,544,494	1,386,823	181,431	127,255	37,715	44,531	12,135	27.3
1941: June	1,452	2,028,138	1,687,087	1,553,712	169,247	103,696	57,542	40,030	14,530	36.3
October	1,458	2,103,674	1,801,033	1,615,812	159,775	116,723	52,507	44,341	23,799	53.7
November	1,462	2,127,561	1,815,666	1,637,238	159,925	117,666	41,910	39,212	18,984	48.4
December	1,460	2,173,326	1,824,646	1,668,415	160,060	144,049	41,182	48,872	20,400	41.7
1942: January	1,461	2,131,212	1,824,376	1,658,444	156,079	132,843	31,142	70,962	81,663	115.1
February	1,461	2,133,251	1,829,218	1,662,269	151,295	127,235	31,919	35,670	30,714	86.1
March	1,461	2,137,579	1,832,341	1,667,983	150,776	123,748	36,325	37,377	30,000	80.3
April	1,464	2,151,862	1,842,422	1,683,232	150,776	118,639	38,494	38,301	24,088	62.9
May	1,464	2,170,868	1,846,790	1,701,065	150,776	116,327	36,966	35,759	18,515	51.8
June	1,464	2,205,921	1,849,400	1,735,932	150,776	127,623	35,279	47,496	14,794	31.1
July	1,465	2,182,337	1,852,972	1,748,584	143,324	113,347	37,007	69,919	58,508	83.7
August	1,464	2,198,357	1,856,269	1,767,665	136,779	103,180	36,620	45,724	26,707	58.4
September	1,466	2,214,101	1,861,062	1,788,000	136,518	92,943	37,987	44,589	24,745	55.5
October	1,466	2,235,726	1,862,593	1,814,156	137,108	83,095	p 35,590	47,222	22,019	46.6
STATE										
1940: June	816	983,367	726,835	754,082	39,645	33,644	20,316	14,222	9,396	66.1
December	840	1,060,926	798,553	815,733	39,358	44,092	18,648	21,055	10,730	51.0
1941: June	861	1,131,625	868,307	800,193	37,054	40,635	27,575	21,418	12,249	51.2
October	874	1,159,212	911,664	902,346	36,012	42,575	28,260	22,791	16,343	71.7
November	881	1,175,735	922,645	914,799	36,134	43,533	23,331	21,606	14,279	66.1
December	883	1,189,616	927,292	929,110	36,180	49,226	22,324	25,929	15,328	59.1
1942: January	888	1,182,206	930,401	931,022	35,690	47,517	18,407	34,830	37,003	106.2
February	892	1,189,929	934,361	937,903	34,959	45,025	17,468	17,779	16,515	92.9
March	897	1,197,522	941,767	944,753	34,888	43,787	20,609	19,324	17,086	88.4
April	899	1,204,351	947,713	949,782	34,875	42,932	23,531	19,892	16,355	82.2
May	899	1,213,476	953,883	959,033	34,934	41,543	22,040	18,049	12,988	72.0
June	910	1,255,307	978,556	1,000,326	35,007	42,443	23,363	25,293	11,358	44.9
July	915	1,256,760	984,953	1,009,345	33,671	38,955	24,005	33,902	28,551	84.2
August	916	1,283,699	1,000,319	1,030,956	32,714	36,490	22,165	24,538	14,827	60.4
September	920	1,298,995	1,005,435	1,046,079	32,684	32,365	23,521	23,493	15,369	65.4
October	924	1,312,966	1,009,375	1,059,666	32,054	30,761	23,466	25,902	15,701	60.6

p Preliminary.

QUARTERLY TABLES

Table 16.—HOLC—Mortgage loans outstanding and properties on hand

[Amounts are shown in thousands of dollars]

End of period	Due on original loans	Due on property sold	Properties owned	
			Book value	Number ¹
1940: October.....	\$1,667,296	\$310,280	\$351,890	54,433
1941: July.....	1,502,710	351,868	298,165	43,933
August.....	1,485,558	354,377	293,132	42,807
September.....	1,467,786	356,683	288,116	41,697
October.....	1,449,502	358,922	282,904	40,614
November.....	1,433,186	360,318	278,532	39,743
December.....	1,415,563	361,355	274,608	38,957
1942: January.....	1,397,411	360,541	272,859	38,599
February.....	1,381,598	360,309	271,086	38,209
March.....	1,363,957	360,167	268,660	37,792
April.....	1,347,703	360,762	265,159	37,176
May.....	1,329,955	362,156	259,548	36,187
June.....	1,311,851	363,995	253,234	35,192
July.....	1,293,416	363,578	250,126	34,672
August.....	1,274,912	364,761	243,979	33,603
September.....	1,255,847	366,069	237,378	32,525
October.....	1,236,432	366,427	231,950	31,594

¹ Includes reacquisitions of properties previously sold.

Table 17.—GOVERNMENT SHARES—Investments in member associations ¹

[Amounts are shown in thousands of dollars]

Type of operation	Treasury	Home Owners' Loan Corporation		
	Federals ²	Federals	State members	Total
October 1935–September 1942:				
Applications:				
Number.....	1,862	4,703	1,000	5,703
Amount.....	\$50,401	\$212,811	\$67,185	\$279,996
Investments:				
Number.....	1,831	4,237	743	4,980
Amount.....	\$49,300	\$177,626	\$46,131	\$223,757
Repurchases.....	\$31,752	\$58,132	\$13,244	\$71,376
Net outstanding investments.....	\$17,548	\$119,494	\$32,887	\$152,381
Third quarter 1942:				
Applications:				
Number.....	0	1	0	1
Amount.....	0	\$250	0	\$250
Investments:				
Number.....	0	0	0	0
Amount.....	0	0	0	0
Repurchases.....	\$1,895	\$12,363	\$2,326	\$14,689

¹ Refers to number of separate investments, not to number of associations in which investments are made.

² Investments in Federals by the Treasury were made between December 1933 and November 1935.

Table 18.—FHA—Insured home mortgages (Titles II and VI) held, by class of institution ¹

[Thousands of dollars]

Cumulative through end of month	Total	Commercial banks	Mutual savings banks	Savings and loan associations	Insurance companies	Federal agencies ²	Others ³
1936: December.....	\$365,157	\$221,946	\$14,345	\$55,601	\$41,358	\$4,648	\$27,259
1937: December.....	771,115	422,772	34,844	110,290	117,936	32,129	53,184
1938: December.....	1,198,675	619,535	51,813	148,798	212,206	76,778	89,545
1939: December.....	1,792,980	885,051	88,641	191,709	341,587	152,716	133,276
1940: June.....	2,074,739	1,008,147	117,851	208,218	431,527	182,327	126,669
September.....	2,231,998	1,075,090	129,751	216,324	479,623	190,350	140,860
December.....	2,409,197	1,142,949	149,239	224,328	541,561	201,032	150,089
1941: March.....	2,598,348	1,226,856	165,421	230,412	606,052	209,989	159,618
June.....	2,754,725	1,300,734	174,706	237,056	668,069	220,400	153,760
September.....	2,943,574	1,381,609	189,736	246,588	722,019	225,076	178,546
December.....	3,115,616	1,447,101	205,748	255,296	791,617	233,628	182,226
1942: March.....	3,332,231	1,533,896	222,351	266,079	867,293	237,849	204,764
June.....	3,551,421	1,614,362	242,619	277,704	966,440	245,206	205,058

¹ Original face amount of mortgages held; does not include terminated mortgages and cases in transit to or being audited at the Federal Housing Administration.

² The RFC Mortgage Company, the Federal National Mortgage Association, and the United States Housing Corporation.

³ Includes mortgage companies, finance companies, industrial banks, endowed institutions, private and State benefit funds, etc.

Home Financing

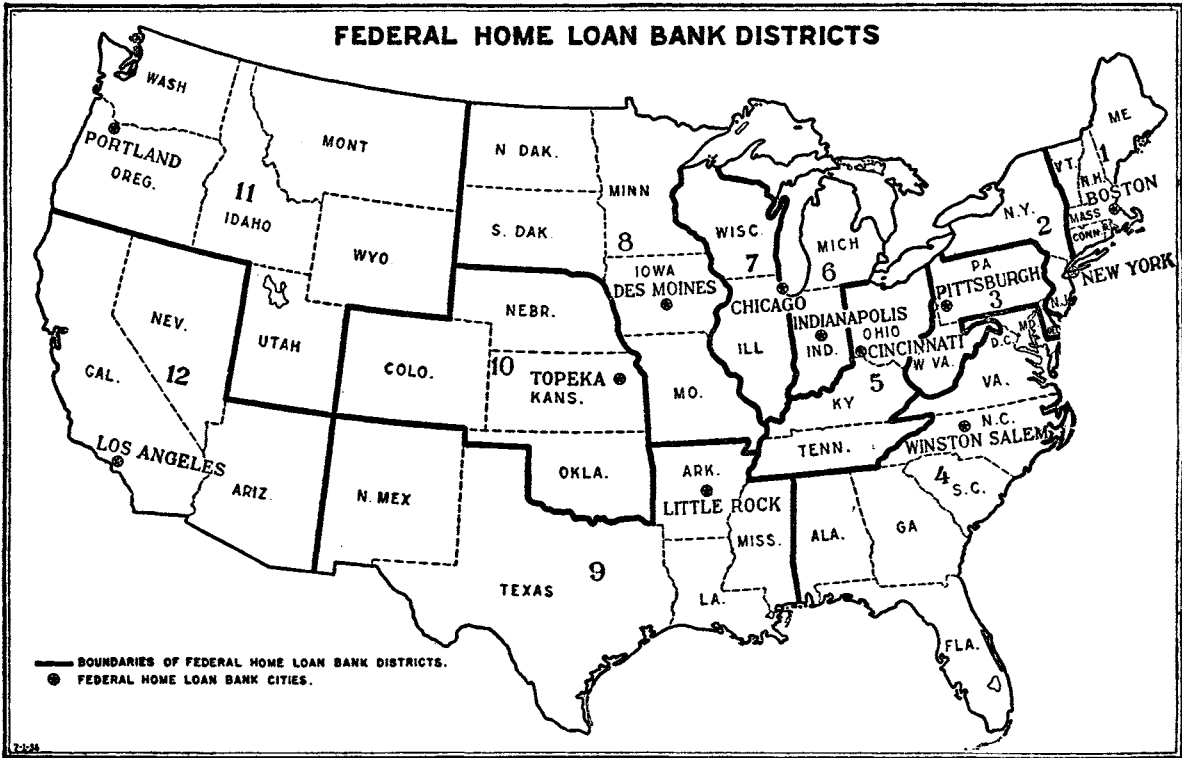
(Continued from p. 69)

least able to maintain their positions. In 12 scattered States, however, their relative importance showed declines.

The miscellaneous classification of institutional lenders ("other mortgagees") demonstrated the best

all-around comparisons with last year's activity. In 20 out of the 48 States, this classification reported a higher volume of loans and these gains were distributed generally throughout the entire country.

Gains in Delaware and Maryland set the pace for these institutions, but the declines registered in 28 States and the District of Columbia were more than enough to offset all increases, and the net result was a 3-percent reduction for the group as a whole.



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