FEDERAL HOME LOAN BANK REVIEW

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NATIONAL HOUSING AGENCY
John B. Blandford, Jr., Administrator

FEDERAL HOME LOAN BANK ADMINISTRATION
John H. Fahey, Commissioner

FEDERAL HOME LOAN BANK SYSTEM

FEDERAL SAVINGS AND LOAN ASSOCIATIONS

FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION

HOME OWNERS' LOAN CORPORATION

UNITED STATES HOUSING CORPORATION

REGULAR FEATURES

TABLES

★ ★ ★ WORTH REPEATING ★ ★ ★

A BIG JOB AHEAD: "We have learned to step up production to destroy our enemies. We must profit from that lesson to step up production of the attributes of a better life for our own people. At the core of that better life is a comfortable home. The heroes of battles and production should never return to the hovels and shacks of blight and slums . . . Housing the nation will be a big job; its proportions huge enough to encompass all who may have something to contribute. The time is now to clear the decks for action."

Philip M. Klutznick, before National Association of Housing Officials, Chicago, Ill., May 4, 1944.

GOLDEN AGE: "In many of Europe's great cities bombs have done the job of slum elimination, cruelly but effectively. Those demolished areas will be replanned and rebuilt on modern lines. Must we wait for demolition by bombs in some future war, or shall we set for our country the goal of complete eradication of urban and rural slums during the next two decades? With private enterprise, government, and labor working as understanding partners and supported and encouraged by intelligent and vocal public opinion, that goal can be attained.

"The postwar years can be our 'golden age' in housing."

Housing for the United States After the War, National Association of Housing Officials, May 1944.

OUTLINE FOR COMMUNITY ACTION: "Here are some of the specific housing plans and preparations which communities should now be making:

"Determine the total need in the light of the normal incomes of citizen groups.

"Match up that need with the existing housing supply, including structures which can be modernized, to determine the need for new construction.

"Decide where the community's residential districts are to expand.

"Earmark specific slum areas and blighted neighborhoods for redevelopment and determine the nature of that redevelopment.

"Help neighborhood associations in older but still acceptable areas to conserve and protect their residential qualities.

"Coordinate housing plans with all other community post-war plans.

"Reexamine building codes and zoning ordinances to determine whether revision is needed in the light of technical development and community housing plans.

"Reexamine the municipal tax structure to decide whether there are obstacles to economic housing development that can be lifted or moderated.

"Consult with builders and financial institutions to determine how much of the housing need can be met by private capital unaided, how much can be met through mortgage insurance or secondary credit, how much will need other forms of financial assistance."

Housing for War and the Job Ahead, National Housing Agency, April 1944.

BUILDING-MATERIAL LIMITATIONS: "Post-war limitations on the supply of building materials will in general be temporary, caused by reconversion and inventory problems rather than by more permanent circumstances. When these are overcome, the supply of all materials except plumbing fixtures and lumber will be sufficient for a construction program of $15,000,000,000 per year . . .

"Availability of building materials in the quantities and varieties needed will be governed by four principal factors, although not all of these represent problems for all materials. These are productive plant (reconversion, restoration, and pre-war capacity), trade inventories, supply of basic materials and labor supply."

Monthly Labor Review, May 1944.

HEART'S DESIRE: "How best can the cities of the USA be remolded near to the heart's desire?

"Whose heart's desire? I assume not solely the desires of industry or business, nor real estate or property, nor the government or the 'bureaucrats.' And perhaps least of all not solely the desires of the planners. We must mean a consensus reached by democratic methods.

"Thus it seems to me that planning must assemble, inform, stimulate, compose, reflect, and visualize the desires of a community. In reviewing how best to remold our cities, this is item number one—democratic planning."

Jacob Crane, *The American City*, April 1944.

REAL VALUES: "Thus far the Federal Government has been able to keep inflation within bounds, but with the ending of hostilities and the resumption of the production of consumer goods, there will come a period of spending that may—for a time—throw everything out of balance. Then it will be up to us to keep our heads and to remember that real values are not always represented by the prices paid in an inflated and artificial market."

George J. Bassett, *American Banker*, May 12, 1944.

POST-WAR BOOKSHELF

Although inclusion of title does not necessarily mean recommendation by the Review, the following recent publications will be of interest.

MOBILIZATION FOR ABUNDANCE: By Robert Nathan. 228 pp. Available at $2.00 from McGraw-Hill, New York, N. Y.

HOMES OR HOVELS?: 1943. 48 pp. Some authoritative views on Canadian housing. Canadian Institute of International Affairs and Canadian Association for Adult Education, Toronto, Canada.

HOW TO CHECK INFLATION: By John Maynard Keynes. 1940. Available at $1.00 from Harcourt, Brace & Co., 385 Madison Avenue, New York, N. Y.

MEMORANDUM ON POST-WAR URBAN HOUSING: 1944. 120 pp. Available at 25c from International Union, United Automobile, Aircraft & Agricultural Implement Workers of America (UAW–CIO), Washington, D. C.

A CHART FOR CHANGING CITIES: A progress report on urban redevelopment, reviewing the record to date and surveying future possibilities. March 1944. 20 pp. Available free from Committee on Urban Redevelopment, California Housing and Planning Association, 402 Jackson Street, San Francisco 11, Calif.

LOW-COST HOUSING OPPORTUNITIES FOR THE PREFABRICATION INDUSTRY

The field of prefabrication is attracting manufacturers of all kinds. These organizations are preparing to bring large-scale production and marketing techniques to bear upon housing which has to date shown perhaps the least technical advance of the varied lines of industrial production.

■ PREFABRICATION is nothing new to the building industry. It has been utilized in some measure in the construction of every home since people's tastes ventured beyond the pioneer's log cabin and the primitive adobe hut. As measured by the degree of final completion or size of the subassembly unit, prefabrication falls into three broad categories: (1) sectional units, (2) modular panels, and (3) miscellaneous parts such as doors, windows, cabinets, strength members, plumbing equipment and so forth. This discussion will be limited to off-site prefabrication of the first two types, for it is in these lines that the more striking developments are likely to appear.

Experience has shown that sectional unit prefabrication is probably the most satisfactory technique for low-cost housing production. While all three types are naturally adaptable to assembly-line processes, the sectional unit utilizes mass production methods to a greater extent considering its closer relationship to the completed structure.

The panelized type of prefabrication demands less standardization in the final plans and has, consequently, found considerable use in the construction of more expensive homes. The utilization of panels is based upon what might be termed a standard deviation in plans. Thus, within a uniform dimensional scale, the architect may develop numerous variations in design.

Despite the fact that some degree of prefabrication has been applied in home construction for many years, the conservative nature of the building industry (reflecting the reactionary character of the home buyer) largely stunted its growth in the years prior to the war. As tremendous pressure developed for the housing of defense workers at the turn of the decade, old and inefficient methods of production were compelled to give way in order that accommodations might be provided for the migrating millions obtaining war employment in the many plants throughout the country. This belated development is recent, though, and the prefabrication industry has not as yet achieved its full maturity.

Today the lack of technical advancement in the home-building industry has left the greater part of the potential market unexplored and the sheer size of this market is now attracting large manufacturers to this line of production. As these concerns expand into the prefabrication field, it may be expected that vigorous research programs will be carried out not only to determine the most saleable type of product but to improve industrial and marketing processes for the purposes of effecting the maximum economy in manufacture and assuring the movement of goods in sufficient volume to support quantity production.

Although only a few large companies have actually announced their intentions of competing in the prefabrication market, many other sizeable organizations are seriously considering the field. This is but circumstantial evidence of the presence of a considerable demand. However, careful estimates by both industry and governmental planning organizations support this belief.

The Housing Market

The prospects for the industry are long-term and, since the war-housing program is "over the hump," interest naturally settles upon the post-war outlook for home building and the probable place of the prefabrication industry within the over-all picture. Testifying before the Committee on Public Buildings and Grounds of the House of Representatives last February, John B. Blandford, Jr., Administrator of the National Housing Agency, placed the post-war housing goal at an annual volume of from 1,000,000 to 1,500,000 homes for a 10-to-20-year period. "This," he said, "might mean a volume of capital investment—predominantly private—running as high as $8,000,000,000 a year, and a volume of employment running up to four or five million workers. This estimate takes no account of the indirect benefits of such a housing program." Such an annual expenditure for housing would be approximately 174 percent of the volume spent for this purpose in the peak year of 1926—about $4,602,000,000. Mr. Blandford pointed out that the achievement of postwar full employment depends predominantly upon the expansion of private enterprise, one of the largest opportunities for which is in housing. Futhermore, to attain this goal, he emphasized that full advantage must be taken of new methods, new techniques and new discoveries.

Reasonable market expectations are the first consideration from the businessman's standpoint. A successful prefabrication business is one which utilizes quantity production techniques and, therefore, must depend upon a continous volume of sales to permit the most economical operation of its plant. Operating prefabricators estimate that for efficient functioning it is necessary to have a sales volume generally equivalent to about 25 houses a day or better. Thus, it may be seen at a glance that these producers will have to appeal to a market far broader than that traditionally served by the building industry if they are to survive on the long pull.

Will the strenuous effort and the expense necessary to break down traditional obstructions and develop and sell prefabricated houses and parts be justified by the additional market they might yield? To date, or rather down to 1939 before conditions were totally distorted by war, the construction of privately financed units to sell for less than $4,000 was exceptional in many parts of the country. Therefore, on the basis of a 20-year amortized mortgage as the prevalent means of home finance, the building industry was unable to offer newly constructed residential properties to families with annual incomes of less than $2,000.

As reported in the 16th Decennial Census, about 21,600,000 urban and rural nonfarm families, or 60 percent of the total for these groups, had wage and salary incomes beneath this figure in 1939. However, as these data do not reflect total family income, the following table is submitted showing the distribution of nonfarm families by income group in 1935–1936. Reflecting the lower level of national production then prevalent, this table shows that more than 76 percent of the total nonfarm families had incomes below $2,000. While it is not expected that private industry could economically accommodate the entire lower income group, this segment of the market does

Distribution of nonfarm families by income groups 1935–1936[1]

Income groups	Total number of families	Number of nonfarm families	Percentage of nonfarm families by income groups	Cumulative percentage
Under $250	1,162,890	330,204	1.46	1.46
$250–$500	3,015,394	2,156,431	9.53	10.99
$500–$750	3,799,215	2,690,815	11.89	22.88
$750–$1,000	4,277,048	3,250,004	14.36	37.24
$1,000–$1,250	3,882,444	3,089,194	13.65	50.89
$1,250–$1,500	2,865,472	2,263,901	10.00	60.89
$1,500–$1,750	2,343,358	1,909,768	8.44	69.33
$1,750–$2,000	1,897,037	1,599,816	7.07	76.40
$2,000–$2,250	1,420,883	1,232,547	5.44	81.84
$2,250–$2,500	1,043,977	891,668	3.94	85.78
$2,500–$3,000	1,314,199	1,136,272	5.02	90.80
$3,000–$3,500	743,559	642,814	2.84	93.64
$3,500–$4,000	438,428	378,545	1.67	95.31
$4,000–$4,500	249,948	218,553	.97	96.28
$4,500–$5,000	152,647	135,615	.60	96.88
$5,000 and over	793,801	706,949	3.12	100.00
Total	29,400,300	22,633,096	100.00	

[1] Source: Consumer Incomes in the United States, National Resources Committee, 1938.

offer broad avenues for exploration, and to the extent that building costs can be reduced business may expect to find a broadening market that will offer opportunities for greater profits through an increasing volume of trade.

According to a recent survey of the prefabrication industry, conducted by the *Architectural Forum*, 97 percent of the reporting prefabricators who intended to stay in the business after the war planned to sell houses between $3,000 and $4,000 and the same percentage expected to sell homes in the $2,500–$3,500 range, while 81 percent anticipated sales prices of $2,000–$3,000. As these prices do not include the cost of land and since there is variation in the degree of final completion, no precise relationship may be drawn to the total cost of land and improvements. Nevertheless, it is apparent that these units would be within the reach of families with incomes as low as $1,500 a year and possibly less.

A quite natural reaction to the prospects of an increasing volume of lower-cost new housing is an anticipation of depression in the values of existing properties which may be competing for the same income group market. Were things allowed to follow their "normal" course without artificial interference, it might be expected that an increasing number of older and less economic units would in time be forced off the market and tagged for demolition or simply decay as a burden on municipal and local tax records. However, zoning and building ordinances as well as tax assessment rates and land prices will probably limit the initial urban market for the more completely prefabricated type of structure. Therefore, manufacturers are anticipating their greatest markets in the smaller urban centers and in rural areas where the supply of housing has deteriorated more rapidly in recent years.

Although rural nonfarm family incomes tend to be lower (the median wage income in 1939 was $973 compared with $1,445 for urban families) land prices, taxes, and labor costs are also less, and the process of site selection is largely unimpeded by anything other than market considerations.

Assuming that a prefabricator must appeal to the low-price market to maintain a sales volume of the 25 houses a day necessary to support his production line, the next logical question is, in what ways may unit production costs be reduced. Obviously, production line techniques and the continuous employment of plant equipment and technically trained personnel will make major contributions toward the reduction of expense. However, as labor costs constitute only 15 to 20 percent of the total cost of the average house, this factor alone cannot be relied upon to solve the problem.

Therefore, a reduction in the cost of materials must provide the critical difference. Estimates of possible savings in this line vary considerably. However, it is generally conceded that the margin for additional savings here is sufficiently broad, some estimates placing it well in excess of 40 percent, to lower the prices on new homes within the range of families whose annual incomes are considerably less than $2,000.

In addition to these items comes the factor of transportation which, since it adds to the cost, limits the market radius within which a particular prefabricator can economically compete. Also, the size and design of prefabricated parts must be worked out within the limitations of transport media. Experience to date tends to show that the maximum range for both panelized and sectionalized prefabrication cannot ordinarily exceed 150 miles from the plant. By developing improved packing and shipping techniques and other devices it is probable that this range may be extended considerably.

Marketing Organization

Many plans for marketing organizations are still largely in the developmental stage, as a number of prefabricators have been finding a ready market for their products in meeting public and private war-housing needs. However, a wide variety of methods are in the "blueprint" stage ready for use in the post-war period. Some organizations are proposing to operate on a department-store basis while others will do a mail-order business. Internal sales organizations as well as subsidiary selling- and financing-company plans are also receiving their share of attention, and a large number of concerns are anticipating sales through local agents, such as operative builders or building-material dealers.

Of course, the road from the "blueprint" stage of a marketing organization to its implementation as an effective, hard-hitting unit is a long and difficult one. While many plans may appear ideal as an organizational chart, the adaptations that are necessary for conformity with varying local conditions over a wide market area can frequently be determined only by trial and error.

One of the most successful operations used to date involves a variation of the exclusive agency method. The manufacturer started by selecting one reputable builder, builders' supply dealer or real-estate company in each locality in which he intended to operate. Under the terms of the contracts, these agents were authorized to sell the product with the use of the manufacturer's name in any of a variety of ways. Some may build an entire development or a single unit and dispose of the house and land in one operation while others may elect merely to offer the product as it is received from the factory, leaving the responsibility of land acquisition and erection to the purchaser.

In addition to providing an economical sales media for the disposition of prefabricated houses and structural parts, it is possible that the well planned sales organization might facilitate the reduction of transportation costs and thereby aid in extending the market radius and lowering sales prices. If it could be found practicable to store large inventories in the principal local markets it would permit a larger volume of transportation, with resulting savings, on the longer hauls.

That comparatively few concerns show any immediate interest in expanding their operations to include financing is a significant trend in the planning of these sales organizations. This is probably due to the many problems of a local nature, peculiar to the field of real estate, that would beset a manufacturer functioning over a wide area.

Conclusion

As the post-war period nears, the prefabrication industry is planning an extension which may bring

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COMMISSIONER FAHEY WARNS AGAINST INFLATIONARY LENDING

The following is an excerpt from the speech delivered by John H. Fahey, Commissioner of the Federal Home Loan Bank Administration, before the National Savings and Loan League in New Orleans, May 30, 1944.

■ IT is difficult to determine accurately the average percentage of inflation in home prices throughout the country since 1940 but, in my judgment, it is at least 25 percent to 30 percent over safe values. We have numerous cases where sales are up 40 percent and 50 percent above reasonable prices at the beginning of 1941. There are some boosts even more extreme. Mortgage loans are being made in connection with these sales in most cases in proportion to the sales price. They are being made by all classes of institutions. It is nonsense for any one group of lending institutions or any trade association representing them to claim that they are free from guilt in connection with inflated lending and that the "other fellow" is the person who is causing all the trouble.

We have cases of record where lending institutions which claim to be among the most conservative in the United States are making home-mortgage loans up to 100 percent of an inflated sales price in plain violation of the State laws under which they operate. There are lending institutions located in the areas which were conspicuous from 1930 to 1933 in the contributions which they made to the development of mortgage panic which are again running true to form and engaging in exactly the same kind of reckless lending they have indulged in in the past.

I wish to say most emphatically, however, that the number of institutions pursuing unsound policies such as I describe are comparatively few out of the great number in our country. They cause trouble all out of proportion to their numbers, however, because they bring about unhealthy competitive conditions which not only militate against the best interests of the country but often cause serious embarrassments to lending institutions which decline to follow their example. Too often when a man applies for a loan in connection with the purchase of a house at an excessive price, which he cannot afford to pay, if a competently managed institution declines to give him the money and he readily obtains it from another too anxious for profits, the results are uncomfortable for the institution which refuses the loan. The borrower invariably voices strong criticisms of the refusal to his neighbors and friends of the institution which tried to protect him from trouble. The result is that those who are, in these difficult times, attempting to conduct their business safely are sometimes tempted to take the line of least resistance against their own better judgment.

I am certain, however, and the experiences of recent months furnish abundant evidence, that the great majority of mortgage lending institutions deprecate present trends, are anxious to see them curbed and are willing to do anything they can to cooperate. I am glad to report to you that the Federal Home Loan Bank Administration has received most encouraging responses to its efforts to do everything possible to assist in forestalling serious troubles in the home-mortgage field in the post-war period.

Following the statements which we issued from time to time in the last year, publicity on the subject in the FEDERAL HOME LOAN BANK REVIEW, and numerous talks on the subject at conventions and conferences we have had several meetings of the Presidents of the Federal Home Loan Banks to develop plans for dealing with the problem. The Federal Savings and Loan Advisory Council has also concentrated its attention on it and its Post-war Committee has persistently devoted time to it. At the meeting of the Council held this month, as you know, a resolution was adopted unanimously urging cooperative action on the part of all types of mortgage-lending institutions to combat inflationary lending.

. . . These resolutions were widely circulated by the office of the Governor of the Federal Home Loan Bank System. The whole matter has been taken up through that office as part of a comprehensive campaign with State Banking Commissioners and savings and loan supervisors, with the officers of the American Bankers Association, the Mortgage Bankers Association, the National Association of Mutual Savings

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FHLBA PROGRAM TO CURB INFLATION IN HOME FINANCE

■ INFLATION, a problem that has been approached with some measure of success to date, has been showing signs of making threatening inroads in the field of home finance. From many parts of the country come indications of war-born increases in appraised valuations, high loan ratios, inadequate amortization schedules, and many other factors, all pointing to a lack of flexibility in the adaptation of lending policies to fit existing circumstances. The rapid growth of individual savings and the sharp decline in construction-lending activity have combined into a force driving all types of home-financing institutions to seek greater investment outlets. The full weight of this "squeeze" on the savings and loan industry is indicated in general terms by the gain of more than 96 percent in liquid assets recorded by insured associations in 1943 following on the heels of an 80-percent increase the year before.

FIVE POINTS FOR ACTION

1.

To focus public attention on existing conditions and developing trends in real estate and mortgage lending.

2.

To urge the development of realistic and adequate safeguards by all home-mortgage lenders.

3.

To assist the members of the Federal Home Loan Bank System in establishing and maintaining such safeguards through organized and sustained programs.

4.

To cooperate with and solicit and secure the support of State supervisory officials and State and national trade organizations.

5.

To offer full cooperation to all organized groups of home-mortgage lenders so that there may be a planned and agreed attack on the over-all problem.

In anticipation of these trends, the Federal Home Loan Bank Administration has devoted much time to the study of inflation as it threatens to affect home-financing operations. As a result of the findings made, the Governor's office, acting in conjunction with the Federal Savings and Loan Advisory Council, has formulated a Five Point Program which, it is hoped, will serve as a basis from which a realistic policy for future lending activity may be developed.

Although its roots go much farther back, the first formal step in the evolution of the Program was made in August 1943 when the REVIEW published "Lending Policies in a Competitive Market." This initial step in emphasizing to member institutions the hazards of riding the present wartime market was followed closely by a succession of speeches by Commissioner Fahey, Governor Twohy and Assistant Governor Ford as well as by additional articles and releases bearing on the same subject. Thus the execution of the program began with a vigorous campaign to bring developing trends to public attention in accordance with the first point.

The second and third points of the program represent an intensification of efforts to persuade all mortgage lenders of the need to provide more adequate safeguards in view of current inflationary tendencies. With respect to this matter the Federal Savings and Loan Advisory Council, at its semiannual meeting early in May, adopted a resolution outlining seven specific measures for cooperative action. These measures were (1) the downward adjustment of loan percentages; (2) the shortening of amortization periods; (3) the acceleration of repayments during the early years of the loan; (4) where possible, the calculation of loan percentages on the basis of more stable pre-war prices; (5) additional protection on high precentage loans in such forms as association shares, Government bonds, paid-up life insurance or some other form of security; (6) the downward adjustment of dividend and mortgage-interest rates to enable effective competition for low-percentage loans of prime quality and (7) a similar downward adjustment on existing loans to avoid further loss through refinancing.

The broad outlines of this anti-inflation program, included in the resolution of the Advisory Committee,

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SAVINGS AND REAL-ESTATE OPERATIONS OF BANKS IN THE SECOND YEAR OF WAR

Annual reports provide interesting data on the cumulative effects of the war on operations of insured commercial and mutual savings banks last year. Unprecedented savings, a declining volume of mortgage loans, and a drop in real-estate owned were again characteristic of the thrift and home-financing activities of these institutions.

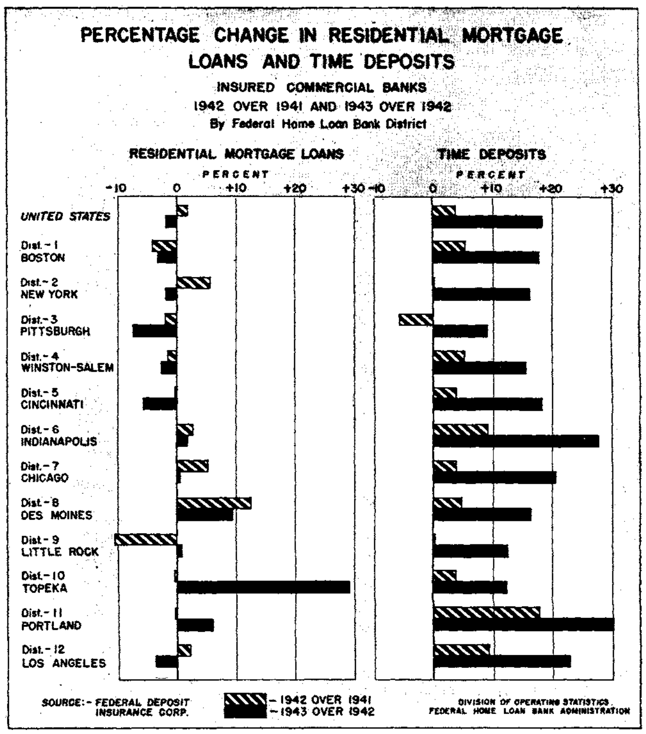
■ THE second year of wartime operation brought an accentuation of the 1942 trends in thrift and home-financing activities of insured commercial and mutual savings banks. An increasingly wide distribution of substantial earnings in the hands of a thrift-conscious public resulted in breaking the previous year's record in the volume of savings in both types of institutions. Lending opportunities continued to decline, with the result that the small 1942 gain in residential mortgage holdings of insured commercial banks was converted to a decline while the previous rate of decrease in that account of mutual savings banks was accelerated. At the same time, favorable market conditions permitted continued sharp reduction of real-estate owned accounts.

New High in Time Deposits

A new high, or more than $18,572,000,000, was recorded in the time deposits of individuals, partnerships and corporations in all insured commercial banks [1] during 1943. This represents an increase of almost $2,870,000,000, or more than 18 percent, over the 1942 total which far outstrips the previous year's increase of 4 percent. Since these institutions represent about 95 percent of all commercial banks in the country, the data on which this article is based (annual reports of the Federal Deposit Insurance Corporation) may be considered representative of the industry as a whole.

It is interesting to note that while expanded volumes of time deposits were reported in all sections of the country, about the same relative pattern of activity was apparent on a regional basis in 1943 as during the previous year. Institutions in the Portland Federal Home Loan Bank District again topped the list with an increase of 30 percent. The previous year's record in that region—18 percent—was matched or bettered in four other areas in 1943. Banks in the Indianapolis and Los Angeles regions, which in 1942 were in second place with an advance of 9 percent each, last year added to their savings accounts 28 percent and 23 percent, respectively. The Los Angeles region was first again in dollar-volume increase. The gain of $564,000,000 was more than double the 1942 advance made in this center of war activity.

Pittsburgh, the only Bank District to show a decline in 1942 (6 percent), last year came back to the extent of a 9-percent rise. In spite of the fact that this was the smallest percentage gain reported in any region, it represented an excess of $156,000,300 over the previous year—a good showing when it is considered that all States in the District suffered population losses.



[1] While the present classification of "time deposits" is more comprehensive than the pre-war breakdown of "savings evidenced by passbooks," it is estimated that approximately 87 percent of the total as now reported represents individual savings.

The State pattern did not follow so closely that of 1942. Last year, Florida led in percentage increase of savings deposits on the basis of a 38-percent rise compared with a gain of 8 percent in 1942. Washington, formerly first, was in second place with 34 percent more deposits than in 1942. Only Oklahoma recorded a percentage loss, and that was less than 1 percent.

California again showed the largest dollar increase ($549,000,000) which was far in excess of the $294,000,000 advance in New York—the second on the list. The former State has shown a population gain while the latter has experienced an opposite trend since the war.

Residential-Mortgage Holdings

The cumulative effect of restricted lending opportunities changed the previous year's slackening rate of increase in mortgage holdings of insured commercial banks into a decline of about $59,500,000 during 1943. The year-end holdings of $3,204,000,000 represented a 2-percent drop compared with a similar increase in 1942 which was, in turn, considerably below the 11-percent gain registered in 1941.

In spite of the fact that commercial banks in six Federal Home Loan Bank Districts were able to show some improvement during 1943 in the volume of their residential-mortgage loans, the increases which ranged from 0.6 percent in Little Rock to 29 percent in Topeka were not sufficient to offset the losses in the rest of the country. New York reversed its 1942 gain of 6 percent, reporting the smallest percentage loss—2 percent—last year, while Cincinnati with a decline of 6 percent was the heaviest loser in 1943. In dollar volume the Des Moines District showed the greatest improvement—up $18,000,000. Banks in the Los Angeles area suffered the heaviest loss with a decline of approximately $31,600,000.

In 1943, New York and Los Angeles experienced reverses from the previous upturn in mortgage holdings. Banks in the Des Moines, Little Rock, Topeka and Portland Districts showed gains in contrast to previous recessions. Thus the concentration of improvement was confined, with the exception of one State each in the Chicago and Indianapolis regions, to the areas west of the Mississippi River, with Los Angeles the only western District to report a decline from the previous year. By far the greatest part of that loss came in California where mortgage holdings dropped $31,000,000, the largest dollar loss in any State. Kentucky experienced the greatest percent-

Residential mortgage holdings and time deposits of insured commercial banks, 1943

[Thousands of dollars]

Federal Home Loan Bank District and State	Residential mortgage loans		Time deposits	
	Dec. 31, 1943	Change during 1943	Dec. 31, 1943	Change during 1943
UNITED STATES	$3, 203, 587	−$59, 525	$18, 572, 406	$2, 866, 071
No. 1—Boston	211, 948	−7, 564	1, 096, 957	164, 718
Connecticut	56, 517	−2, 228	238, 022	36, 586
Maine	12, 640	−1, 652	122, 198	15, 511
Massachusetts	84, 769	−5, 333	480, 600	76, 286
New Hampshire	7, 898	81	41, 855	10, 233
Rhode Island	20, 191	−2, 401	124, 500	17, 600
Vermont	29, 933	3, 969	89, 782	8, 502
No. 2—New York	499, 395	−8, 569	3, 364, 970	463, 930
New Jersey	233, 925	−5, 490	1, 123, 814	169, 931
New York	265, 470	−3, 079	2, 241, 156	293, 999
No. 3—Pittsburgh	328, 196	−26, 352	1, 893, 171	156, 299
Delaware	10, 618	−458	40, 035	2, 861
Pennsylvania	287, 677	−23, 814	1, 718, 416	136, 702
West Virginia	29, 901	−2, 080	134, 720	16, 736
No. 4—Winston-Salem	210, 164	−5, 842	1, 351, 707	181, 160
Alabama	14, 577	2, 017	138, 833	17, 216
District of Columbia	35, 386	−3, 326	141, 086	10, 252
Florida	11, 497	−134	129, 163	35, 302
Georgia	26, 709	1, 084	160, 892	25, 385
Maryland	37, 522	−4, 574	262, 267	42, 632
North Carolina	14, 612	126	154, 248	21, 541
South Carolina	6, 530	485	43, 645	6, 314
Virginia	63, 331	−1, 520	321, 573	22, 518
No. 5—Cincinnati	290, 163	−17, 483	1, 655, 703	254, 402
Kentucky	24, 465	−4, 068	126, 502	2, 372
Ohio	248, 279	−11, 934	1, 318, 460	224, 690
Tennessee	17, 419	−1, 481	210, 741	27, 340
No. 6—Indianapolis	254, 156	4, 459	1, 519, 974	330, 762
Indiana	93, 552	−5, 489	424, 385	73, 247
Michigan	160, 604	−9, 948	1, 095, 589	257, 515
No. 7—Chicago	215, 316	1, 013	1, 937, 454	328, 566
Illinois	129, 458	−352	1, 314, 636	214, 976
Wisconsin	85, 858	1, 365	622, 818	113, 590
No. 8—Des Moines	209, 570	18, 073	1, 138, 775	159, 852
Iowa	41, 655	−1, 510	279, 917	32, 193
Minnesota	55, 371	8, 652	417, 939	71, 047
Missouri	105, 359	11, 364	360, 149	43, 195
North Dakota	2, 708	−369	42, 789	8, 537
South Dakota	4, 477	−64	37, 981	4, 880
No. 9—Little Rock	55, 710	310	511, 715	56, 776
Arkansas	5, 604	−407	52, 072	2, 379
Louisiana	14, 037	−886	135, 267	19, 470
Mississippi	7, 003	−82	75, 408	4, 304
New Mexico	4, 308	289	19, 820	3, 045
Texas	24, 758	1, 396	229, 148	27, 578
No. 10—Topeka	43, 781	9, 893	341, 277	37, 375
Colorado	11, 523	1, 431	119, 736	19, 451
Kansas	10, 513	1, 320	80, 268	6, 813
Nebraska	6, 149	241	75, 665	11, 626
Oklahoma	15, 596	6, 847	65, 608	−515
No. 11—Portland	78, 618	4, 367	718, 586	166, 104
Idaho	8, 585	226	45, 558	9, 523
Montana	3, 396	−286	47, 114	5, 615
Oregon	8, 989	−1, 813	206, 190	53, 104
Utah	21, 526	3, 013	98, 604	20, 739
Washington	31, 699	1, 889	297, 437	74, 939
Wyoming	4, 423	1, 338	24, 283	2, 184
No. 12—Los Angeles	805, 645	−31, 586	3, 031, 170	563, 557
Arizona	11, 783	−654	44, 602	9, 804
California	787, 699	−30, 634	2, 960, 509	548, 942
Nevada	6, 163	−298	26, 059	4, 811
Possessions	925	−244	10, 947	2, 570

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age decrease—14 percent. The greatest increases were reported in Missouri with an advance of $11,000,000 in 1943, and in Oklahoma where mortgage holdings rose 78 percent.

The last two year-end reports of the Federal Deposit Insurance Corporation have not contained a breakdown of residential real-estate owned. However, the over-all figure for "real-estate owned other than bank premises" has shown a drop from $199,000,000 in 1942 to $123,000,000 in 1943 and there seems reason to believe that the *residential* real-estate owned by insured commercial banks has shown a decline of similar magnitude.

Mutual Savings Banks

For mutual savings banks 1943 was a year of unusual expansion in deposits, number of accounts and total assets. A new peak of $11,707,000,000 in deposits was reached, following an increase of over $1,086,000,000 during the year. This annual gain, unprecedented for savings banks, represented a 10-percent increase, over half of which was registered in the last 6 months of the year, compared with an advance of 1 percent in 1942.

Each of the 17 States in which mutual savings banks operate participated in this deposit increase, a slightly better record than that of the previous year when two States showed declines. In New Jersey where 1942 deposits dropped over $2,000,000, the 1943 volume showed an increase of $25,000,000. The change in Vermont was of smaller magnitude—down $530,000 compared with a 1943 advance of over $3,700,000. New York banks recorded by far the greatest gain last year—up $599,000,000—while Massachusetts was in second place with an expansion of $163,000,000. These two States, even before the large 1943 increases, held first and second places, respectively, in the total volume of deposits in mutual savings banks.

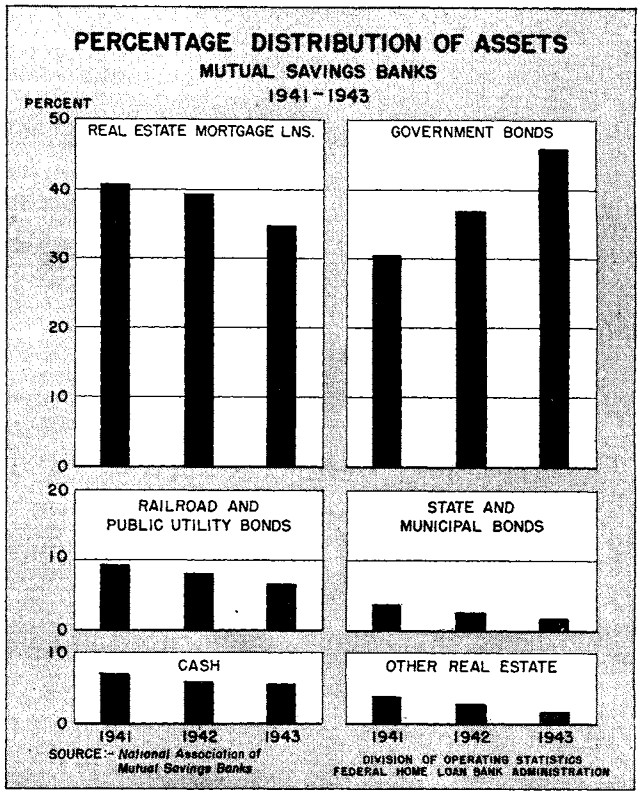
The number of depositors, which mutual savings bank officials consider a better yardstick of saving than the volume of deposits, almost completely reversed the 1942 decline in all "mutual" States. Last year every State except Minnesota participated in the gain of 418,068 accounts. In 1942, on the other hand, all but four States showed declines in the number of accounts. New York and Massachusetts which led the 1942 recession with losses of 237,000 and 128,000, respectively, in 1943 recorded the greatest gains—147,000 for the former and 103,000 for the latter. This would seem to indicate that there is less immediate relationship between the number of depositors and population trends than is frequently assumed, since these two States have continued to show a loss in population as have numerous other States which reported more or less substantial growth in the number of mutual savings bank accounts.

As a result of the increases in deposits as well as depositors, the average account in 1943 amounted to $745 compared with $694, the average amount in the previous year.

Real-Estate Activity

Real-estate mortgage loans continued to decline in 1943 for the 11th successive year, dropping at a slightly accelerated rate—4 percent—compared with a 3-percent decrease the year before. Loans secured by real estate aggregated $4,435,000,000 last year and represented 34.5 percent of total assets. In 1942 they accounted for 39.4 percent compared with 40.7 percent the preceding year. The downward trend was general in all 17 States represented.

The constantly increasing demand for existing properties in 1943 speeded up the disposition of owned real estate even beyond the rapid pace of recent years. In 1941 the decline was three times as great as in the previous year; 1942 brought a



further drop of 25 percent, and last year the real estate owned by all mutual savings banks decreased by 36 percent. At the end of 1943, this item aggregated $212,000,000 and represented 1.7 percent of assets compared with 2.8 percent and 3.8 percent of total assets in 1942 and 1941, respectively.

The percentage of total assets represented by owned real estate declined in all 17 "mutual" States—in eight of them it had dropped to less than 1 percent, with Ohio showing only 0.2 percent. Even in those Eastern States where the greatest concentration of properties was still to be found—Vermont, New Jersey, Pennsylvania, New York and New Hampshire—only Vermont showed a percentage as high as 2.6. This comparative lack of marketing opportunities, it will be noted, is found among States which have suffered a wartime reduction of population.

Investment Pattern

Total assets of mutual savings banks paralleled the outstanding record in deposits in 1943 and rose to a new high of $13,043,000,000, the greater part of the increase occurring in the last half of the year. The total gain amounted to $1,092,000,000, an advance of 9 percent in comparison with a 1-percent increase the previous year.

The asset structure of these institutions last year showed in all respects an accentuation of the trends evident during the first year of war. The Government-bond account represented an increasing proportion of the total assets—46 percent in 1943 as compared with 37 and 31 percent, in 1942 and 1941. According to the National Association of Mutual Savings Banks, "substantially every dollar of the large deposit gain made in 1943 was turned over to the Government for its securities."

The cash account remained relatively stable from 1942 to 1943 after an appreciable drop from 1941. The percentage of cash to assets in these 3 years was 5.81 in 1943, 5.83 the preceding year, and 7.04 in 1941. The shrinking proportion accounted for by real-estate mortgage loans and real-estate owned have already been pointed out in the foregoing discussion.

On the liability side of the balance sheet, the surplus and undivided profits account showed an increase of $37,000,000 and at the end of 1943 stood at $1,254,000,000. However, because of the large increase in assets, this account is now equivalent to only 9.7 percent of total assets compared with 10.3 percent the previous year.

Commissioner Fahey

(Continued from p. 236)

Banks, the various State organizations representing mortgage-lending institutions of all types and the Federal departments and instrumentalities related to our national financial structure.

It is exceedingly gratifying that the response has been most encouraging. Here and there you will find someone who contends that nothing can be done about it. There are others who close their eyes to the facts as to what is going on just under their noses and maintain that their particular city or area is not involved. Practically everyone of experience, however, is alive to what is happening and recognizing the danger involved in it, is anxious to cooperate in every sensible effort to stop a further extension of a movement that has already gone further than it should.

I think that every member of this League and every other executive of a financial institution in the country whether directly engaged in urban home mortgage lending or not, should personally interest himself to help in every way he can to head off any further development of the dangers to which I have referred.

In my judgment if given further impetus they [inflationary lending practices] not only mean a recurrence of losses to mortgage-lending institutions, and in turn to savers, but they will stop at a critical time—the period of transition after this war—the revival of the construction industry which can contribute to stability in such an important way by resuming the building of homes in this country.

There is room for difference of opinion as to the number of homes which we will need to have built in this country each year after the war, but there is no room for disagreement on the fact that we face the greatest home shortage we have ever had. If it is not interfered with or unduly delayed the building of needed homes will not only have a great influence on our entire economic system, but we will be able to give the people of this country not only more, but better homes than they have ever known before at more moderate costs. This highly desirable objective is of such importance to all engaged in home financing operations and to all the people of our country that we should under no circumstances allow greed for temporary profits during the war period to divert our attention from the dangers of inflationary lending.

Honor Roll of War Bond Sales

■ D-DAY is no longer a subject for speculation. On June 6 it became a reality and the Fifth War Loan is the "Invasion Loan." To those on the home front this drive offers an opportunity to back the big attack.

The savings and loan industry has been in the vanguard of this home front assault and now it is called upon, together with all other issuing agents, to redouble its efforts in the sale of war bonds and stamps. During the first few weeks of the Fifth War Loan the Treasury has concentrated attention upon sales to individuals. Now, as it broadens its appeal to include non-banking investors, savings and loan associations are urged to maintain a constant pressure on individual sales not only to put the Drive over the top but to provide an added safeguard against inflation.

April Activity

During the month of April, $12,868,000 in war bonds and stamps were sold by 2,544 reporting savings and loan associations, showing a decline of more than 34 percent from the total of $19,617,000 sold by associations the month before. Reflecting the decline in total sales volume, the number of institutions included in the April *Honor Roll* is but 151 as against 204 in March. This activity brings the total reported sales by associations since January 1943 to $638,384,000, or more than 11.5 percent of the assets of all reporting members.

Continuing to run somewhat in advance of sales, purchases of $16,379,000 in Government obligations were reported in April by 2,567 members showing a decline of more than 35 percent from the March total of $25,312,000. This places the cumulative total of such purchases since January 1943 at $1,033,550,000. Despite this, the aggregate of Government obligations held by savings and loan associations declined fractionally to $1,041,714,000.

As reported in the May issue of the REVIEW, *Honor Roll* standards for the current Fifth War Loan have been set at sales equivalent to 10 percent of association assets as compared with the ratio of 7½ percent for the Fourth War Loan and the normal ratio of one percent. Also, this *Honor Roll* will be based upon the entire period covered by the Drive (June 12 to July 8) rather than on the calendar month of June.

NO. 1—BOSTON

Bristol Federal Savings and Loan Association, Bristol, Conn.
Uxbridge Co-operative Bank, Uxbridge, Mass.
Windsor Federal Savings and Loan Association, Windsor, Vt.

NO. 2—NEW YORK

Berkeley Savings and Loan Association, Newark, N. J.
Center Savings and Loan Association, Clifton, N. J.
Cranford Savings and Loan Association, Cranford, N. J.
Fairport Savings and Loan Association, Fairport, N. Y.
First Federal Savings and Loan Association, New York, N. Y.
First Federal Savings and Loan Association, Rochester, N. Y.
Maywood Savings and Loan Association, Maywood, N. J.
Midtown Savings and Loan Association, Newark, N. J.
Reliance Federal Savings and Loan Association, Queens Village, N. Y.
Schuyler Building and Loan Association, Kearny, N. J.
Sunnyside Federal Savings and Loan Association, Irvington, N. Y.

NO. 3—PITTSBURGH

Brentwood Federal Savings and Loan Association, Brentwood, Pa.
Cambria 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.
First Federal Savings and Loan Association, Logan, W. Va.
First Federal Savings and Loan Association, Moundsville, W. Va.
Hazleton Federal Savings and Loan Association, Hazleton, Pa.
Lansdowne Federal Savings and Loan Association, Lansdowne, Pa.
Matoaca Building and Loan Association, Philadelphia, Pa.
Mid-City Federal Savings and Loan Association, Philadelphia, Pa.
Montour Valley Savings, Building and Loan Association, Imperial, Pa.
North Philadelphia Federal Savings and Loan Association, Philadelphia, Pa.
Peoples Federal Savings and Loan Association, Tarentum, Pa.
Third Federal Savings and Loan Association, Philadelphia, 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.
First Federal Savings and Loan Association, Andalusia, Ala.
First Federal Savings and Loan Association, Anderson, S. C.
First Federal Savings and Loan Association, Cordele, Ga.
First Federal Savings and Loan Association, Decatur, Ala.
First Federal Savings and Loan Association, Forest City, N. C.
First Federal Savings and Loan Association, Gastonia, N. C.
First Federal Savings and Loan Association, Huntsville, Ala.

To the Members of the Bank System:

The membership of the Federal Home Loan Bank System cannot obtain proper credit for its efforts in the Government bond drive unless you report your sales and purchases regularly each month.

Please forward your monthly report of sales and purchases of Government bonds and war stamps to your District Bank promptly.

First Federal Savings and Loan Association, Sumter, S. C.
Fort Hill Federal Savings and Loan Association, Clemson, S. C.
Gate City Building and Loan Association, Greensboro, N. C.
Hamlet Building and Loan Association, Hamlet, N. C.
Lithuanian Federal Savings and Loan Association, Baltimore, Md.
Mutual Building and Loan Association, Martinsville, Va.
Perpetual Building and Loan Association, Anderson, S. C.
Richmond County Building and Loan Association, Rockingham, N. C.
Seneca Building and Loan Association, Seneca, S. C.
Tifton Federal Savings and Loan Association, Tifton, Ga.

NO. 5—CINCINNATI

Citizens Federal Savings and Loan Association, Dayton, Ohio
Fidelity Building Association, Dayton, Ohio
First Federal Savings and Loan Association, Hopkinsville, Ky.
First Federal Savings and Loan Association, LaFollette, Tenn.
Fulton Building and Loan Association, Fulton, Ky.
H. B. Smith Building and Loan Company, Fremont, Ohio
Home Federal Savings and Loan Association, Cincinnati, Ohio
Mutual Federal Savings and Loan Association, Sidney, Ohio
South Akron Savings Association, Akron, Ohio
Suburban Federal Savings and Loan Association, Covington, Ky.
Union Building and Loan Company, St. Marys, Ohio

NO. 6—INDIANAPOLIS

First Federal Savings and Loan Association, Detroit, Mich.
First Federal Savings and Loan Association, Fort Wayne, Ind.
Industrial Savings and Loan Association of Indiana Harbor, East Chicago, Ind.
Logansport Building and Loan Association, Logansport, Ind.
Marshall County Building and Loan Association, Plymouth, Ind.
Menominee Home and Investment Company, Menominee, Mich.
Monon Building and Loan Association, Monon, Ind.
Peoples Federal Savings and Loan Association, Monroe, Mich.
Wayne County Federal Savings and Loan Association, Detroit, Mich.

NO. 7—CHICAGO

Abraham Lincoln Savings and Loan Association, Chicago, Ill.
Atlas Savings and Loan Association, Milwaukee, Wis.
Auburn Building and Loan Association, Auburn, Ill.
Avondale Building and Loan Association, Chicago, Ill.
Bushnell Federal Savings and Loan Association, Bushnell, Ill.
Central Federal Savings and Loan Association, Milwaukee, Wis.
City Savings and Loan Association, Chicago, Ill.
Cook County Federal Savings and Loan Association, Chicago, Ill.
Continental Savings and Loan Association, Chicago, Ill.
Cragin Savings and Loan Association, Chicago, Ill.
East Side Federal Savings and Loan Association, Milwaukee, Wis.
First Federal Savings and Loan Association, Chicago, Ill.
First Savings and Loan Association of Hegewisch, Chicago, Ill.
General Sowinski Building and Loan Association, Cicero, Ill.
Haller Savings and Loan Association, Chicago, Ill.
King Zygmunt the First Building and Loan Association, Chicago, Ill.
Kinnickinnic Federal Savings and Loan Association, Milwaukee, Wis.
Lawn Manor Building and Loan Association, Chicago, Ill.
Lombard Building and Loan Association of DuPage County, Lombard, Ill.
Mt. Vernon Loan and Building Association, Mt. Vernon, Ill.
Narodni Savings and Loan Association, Chicago, Ill.
National Savings and Loan Association, Chicago, Ill.
New London Savings and Loan Association, New London, Wis.
Peoples Federal Savings and Loan Association, Peoria, Ill.
Peoples Savings and Loan Association, Milwaukee, Wis.
Prairie State Savings and Loan Association, Chicago, Ill.
Reliance Building and Loan Association, Milwaukee, Wis.
Uptown Federal Savings and Loan Association, Chicago, Ill.
Sacramento Avenue Building and Loan Association, Chicago, Ill.
Springfield Homestead Association, Springfield, Ill.

NO. 8—DES MOINES

Cameron Building and Loan Association, Cameron, Mo.
Home Building and Loan Association, Hardin, Mo.
Home Building and Loan Association, Joplin, Mo.
Independence Savings and Loan Association, Independence, Mo.
Mandan Building and Loan Association, Mandan, N. Dak.
Minot Federal Savings and Loan Association, Minot, N. Dak.
Public Service Company's Savings and Loan Association, Kansas City, Mo.
Sentinel Federal Savings and Loan Association, Kansas City, Mo.

NO. 9—LITTLE ROCK

Amory Federal Savings and Loan Association, Amory, Miss.
Continental Building and Loan Association, New Orleans, La.
Davy Crockett Federal Savings and Loan Association, Crockett, Tex.
Electra Federal Savings and Loan Association, Electra, Tex.
El Paso Federal Savings and Loan Association, El Paso, Tex.
First Federal Savings and Loan Association, Belzoni, Miss.
First Federal Savings and Loan Association, Biloxi, Miss.
First Federal Savings and Loan Association, Big Spring, Tex.
First Federal Savings and Loan Association, Corinth, Miss.
First Federal Savings and Loan Association, El Dorado, Ark.
First Federal Savings and Loan Association, Little Rock, Ark.
First Federal Savings and Loan Association, Texarkana, Tex.
First Homestead and Savings Association, New Orleans, La.
Greater New Orleans Homestead Association, New Orleans, La.
Guaranty Savings and Homestead Association, New Orleans, La.
Home Building and Loan Association, Plainview, Tex.
Ideal Savings and Homestead Association, New Orleans, La.
Jennings Federal Savings and Loan Association, Jennings, La.
Nashville Federal Savings and Loan Association, Nashville, Ark.
Natchez Building and Loan Association, Natchez, Miss.
Piggott Federal Savings and Loan Association, Piggott, Ark.
Ponchatoula Homestead Association, Ponchatoula, La.
Quanah Federal Savings and Loan Association, Quanah, Tex.
Rapides Building and Loan Association, Alexandria, La.
Riceland Federal Savings and Loan Association, Stuttgart, Ark.
Roswell Building and Loan Association, Roswell, N. Mex.
Third District Homestead Association, New Orleans, La.

NO. 10—TOPEKA

Citizens Federal Savings and Loan Association, Wichita, Kans.
Concordia Building and Loan Association, Concordia, Kans.
First Federal Savings and Loan Association of Dawson County, Cozad, Nebr.
First Federal Savings and Loan Association of Sumner County, Wellington, Kans.
Home Federal Savings and Loan Association, Tulsa, Okla.
Northwestern Federal Savings and Loan Association, Clay Center, Kans.
Schuyler Federal Savings and Loan Association, Schuyler, Nebr.
Wayne Federal Savings and Loan Association, Wayne, Nebr.

NO. 11—PORTLAND

Commercial Savings and Loan Association, Kelso, Wash.
First Federal Savings and Loan Association, Sheridan, Wyo.
Prudential Savings and Loan Association, Seattle, Wash.
Wenatchee Federal Savings and Loan Association, Wenatchee, Wash.

NO. 12—LOS ANGELES

California Savings and Loan Company, San Francisco, Calif.
Century Federal Savings and Loan Association, Santa Monica, Calif.
Escondido Federal Savings and Loan Association, Escondido, Calif.
First Federal Savings and Loan Association, Huntington Park, Calif.
Pasadena Building and Loan Association, Pasadena, Calif.
Standard Federal Savings and Loan Association, Los Angeles, Calif.

Purchases and holdings of U. S. Government obligations by reporting member institutions

[Dollar amounts are shown in thousands]

Date	Number reporting	Purchases during month	Holdings at end of month
1943			
January	2, 775	$39, 996	$365, 105
February	2, 721	22, 083	376, 390
March	2, 732	29, 234	388, 170
April	2, 744	177, 536	537, 849
May	2, 642	17, 739	548, 552
June	2, 447	13, 432	530, 657
July	2, 431	32, 131	553, 533
August	2, 452	21, 534	537, 254
September	3, 035	327, 950	973, 026
October	2, 469	18, 881	772, 309
November	2, 387	13, 883	724, 538
December	2, 287	12, 083	713, 992
1944			
January	2, 594	166, 322	914, 683
February	2, 597	98, 408	995, 425
March	2, 564	25, 312	1, 043, 581
April	2, 567	16, 379	1, 041, 714

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Prefabrication

(Continued from p. 235)

about not only its own maturity but may also hasten that of the entire building industry. Today, however, the prefabrication industry is composed of a heterogeneous assemblage of producers, some of whom have branched into this field from different lines while other have had previous experience with the construction and builders' supply industries. Probably due in part to the rapid expansion under wartime conditions as well as to the pre-war hesitancy of builders to improve construction techniques, almost no effort has been made to develop a commodity on the basis of a scientific market analysis. Consequently, with the removal of the abnormal wartime demand, some prefabricators may find that their products are square pegs in round holes.

This condition is not universally true, however, and will probably tend to be less prevalent as larger concerns expand into this line of activity. The scope of the potential market would seem broad enough to provide sufficient incentive to sell and with this force behind them, normal competitive processes bode well to effect changes in both the quality of the commodity and in selling prices.

DIRECTORY CHANGES

April 16—May 15, 1944

Key to Changes

*Admission to Membership in Bank System
**Termination of Membership in Bank System
#Federal Charter Granted
##Cancelation of Federal Charter
ØInsurance Certificate Issued
ØØInsurance Certificate Canceled

District No. 2

New Jersey:

Plainfield:

*The Central Building and Loan Association of Plainfield, 240 West Front Street.

District No. 3

Pennsylvania:

Carnegie:

*ØLincoln Savings and Loan Association, 26 West Main Street.

Kennett Square:

**Progressive Building and Loan Association of Kennett Square, Kennett Realty Company.

Pittsburgh:

**Allen Knox Building and Loan Association, 746 Warrington Avenue (transfer of stock to United Savings and Loan Association, Pittsburgh).

**Beltzhoover Building and Loan Association, 407 Climax Street (transfer of stock to United Savings and Loan Association, Pittsburgh).

**Columbus Building and Loan Association #3 (transfer of stock to Suburban Savings and Loan Association, Pittsburgh).

**Crailo Building and Loan Association of Carrick Borough, 1928 Brownsville Road (transfer of stock to Suburban Savings and Loan Association, Pittsburgh).

**The Hill Top German Building and Loan Association of Pittsburgh (transfer of stock to United Savings and Loan Association, Pittsburgh).

**Josephine Dime Building and Loan Association of Pittsburgh, 752 Brownsville Road (transfer of stock to Suburban Savings and Loan Association, Pittsburgh).

**New Eighteenth Ward German Building and Loan Association, 745 Warrington Avenue (transfer of stock to Suburban Savings and Loan Association, Pittsburgh).

**Schiller's Glocke Building and Loan Association of Pittsburgh, 2532 Jane Street (transfer of stock to Suburban Savings and Loan Association, Pittsburgh).

ØSpring Hill Savings and Loan Association of Pittsburgh, 1237 Iten Street.

*ØSuburban Savings and Loan Association, 2735 Brownsville Road.

*ØUnited Savings and Loan Association, 831 Warrington Avenue.

**Unity Building and Loan Association, 816 Warrington Avenue (transfer of stock to United Savings and Loan Association, Pittsburgh).

**Warrington Building and Loan Association, 835 Warrington Avenue (transfer of stock to United Savings and Loan Association, Pittsburgh).

District No. 5

Ohio:

Alliance:

*The Alliance Building and Savings Company, 337 East Main Street.

Lima:

ØThe Citizens Loan and Building Company, 209-211 North Main Street.

District No. 7

Illinois:

Chester:

ØChester Building and Loan Association, 609 State Street.

Chicago:

**Tabor Savings and Loan Association, 2552 South Central Park Avenue (merger with Atlas Savings and Loan Association, Chicago, 3925 West 26th Street).

District No. 8

Iowa:

Atlantic:

**Atlantic Federal Savings and Loan Association, Atlantic National Bank Building.

Boards of Directors Appointments

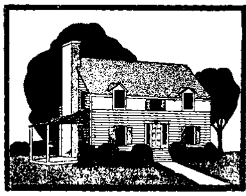
■ THE appointments of Mr. Harry Kissell of Springfield, Ohio as Chairman of the Board of Directors of the Federal Home Loan Bank of Cincinnati and of Mr. Harrington Wimberly of Altus, Oklahoma as a Public Interest Director of the Topeka Bank have been announced by James Twohy, Governor of the Federal Home Loan Bank System.

Mr. Kissell was formerly a Public Interest Director of the Cincinnati Bank and has been active in the real estate and insurance fields. Mr. Wimberly is the publisher of the *Altus Times-Democrat* and a former president of the Oklahoma Press Association.

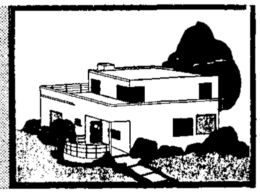
Deposits of Individuals Grow

■ DEMAND deposits owned by individuals have shown an increase of approximately $1.8 billion over the period from July 1943 through February 1944, according to the Federal Reserve Board. These data are based on a recent survey of 12 percent of the country's commercial banks having about three-fourths of the deposits of *all* such institutions.

These individual deposits are the only ones to have shown an appreciable gain during this period. Demand deposits of partnerships and corporations, with the exception of those of "trade" and non-profit institutions, had decreased with the result that the total gain for all classes of depositors was cut to roughly $1.5 billion. The distribution of increase indicated by this study is in contrast to the previous behavior of these accounts when individual ownership gained at a less rapid rate than other types.



THE HOME FRONT



Post-war construction capacity and prospects

According to Secretary of Labor Frances Perkins, the construction industry can reach an annual rate of $11,000,000,000 at 1940 price levels, or almost $15,000,000,000 at current levels 1 year after the end of the war. Emphasizing that her statement was not a prediction of construction volume, but only an estimate of what the industry would be able to do if called on to do so, Secretary Perkins stated that "we will probably enter the post-war period with a construction volume of approximately $3,000,000,000 per year at 1940 price levels, or $4,000,000,000 at current levels."

An estimate by the F. W. Dodge Corporation predicts that average annual construction volume in the 10 years following the war's end will exceed the average annual volume of any previous decade and will be at least double the average annual volume of the decade 1930–1939. In the coming 10-year period, annual contracts should average over $5.2 billion in terms of 1940 values for the eastern states alone, an increase of better than 25 percent over the 1940 volume. Files of F. W. Dodge contain reports of more than 21,000 specific projects either postponed for the duration or newly planned for post-war.

According to a consumer and industry survey being conducted by the Chamber of Commerce of the United States, it has been estimated that 7,184,000 American families will be in the market with intentions to buy a home within a period of 6 months after the war's end.

House occupancy at all-time high

The highest real-estate occupancy on record has been reported by the National Association of Real Estate Boards on the basis of their 42nd semi-annual survey. A shortage of single-family houses was shown in 92 percent of the 376 cities covered by the study. Six months ago only 88 percent of these cities indicated an undersupply. The greatest demand is for family-size dwellings at a price around $5,000.

Adequate apartment accommodations are lacking in 83 percent of the reporting cities compared with 75 percent 6 months ago. Warehousing is the scarcest type of industrial space.

The survey also revealed that sales prices, especially for residential property, are higher than they were last year in 88 percent of these cities; the scarcity of listings, despite the demand, forecasts a decrease in realty sales. Although most buying was reported to have been for owner occupancy, ample financing was found to be available for real-estate investment.

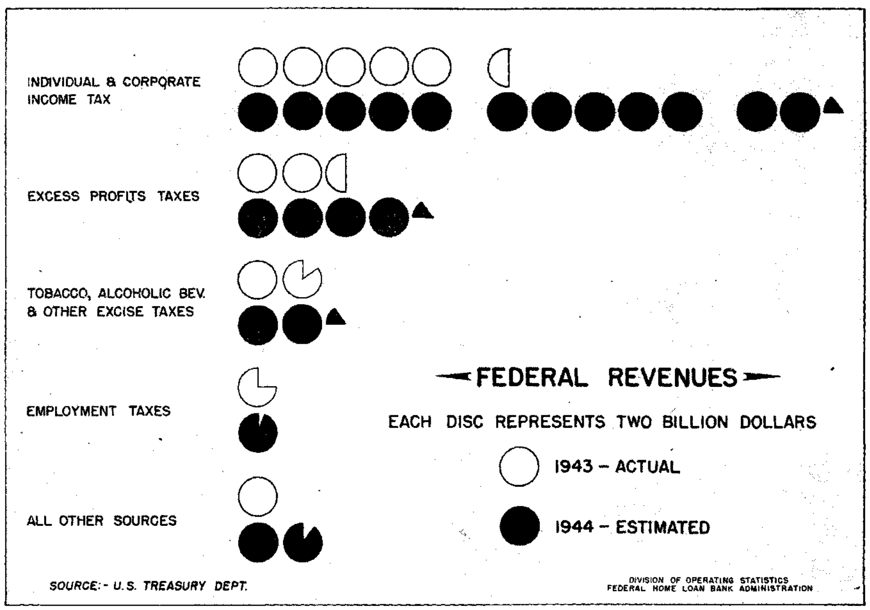
Plans, funds started for municipal improvements

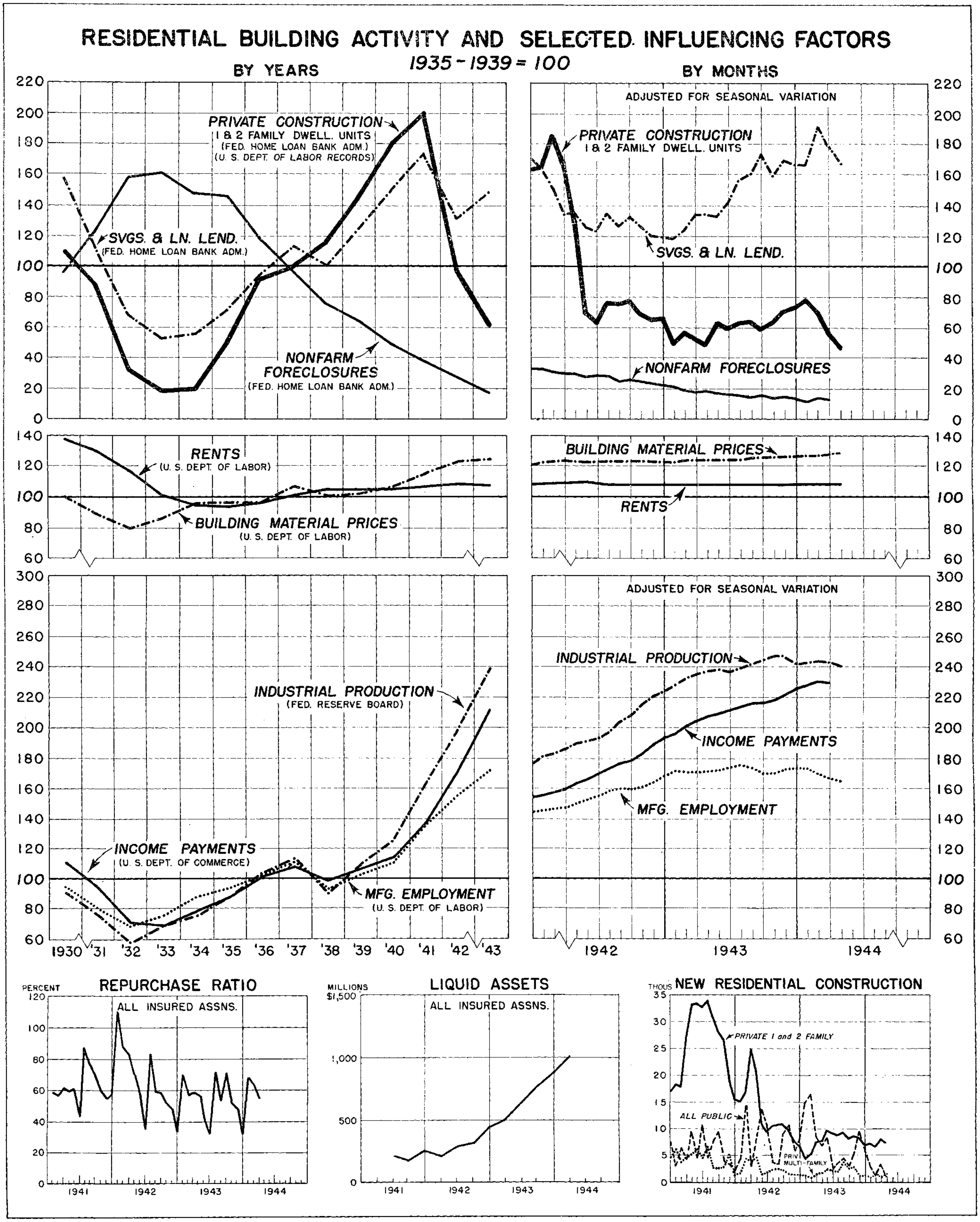
Municipal post-war projects representing an outlay of nearly $4,500,000 are already in the blueprint stage, according to the Public Administration Clearing House. This report is based on 870 answers to questionnaires sent by the International City Managers Association to cities of over 10,000 population. Nearly two-thirds of the cities had some improvement projects on their post-war agenda and others indicated that planning would soon be started.

The ICMA poll showed that more than $103 million in reserve funds has already been accumulated by 270 cities. Many municipalities expect to finance a large share of these proposed projects from reserves and current taxes.

Wood hardening process developed

A new wood hardening process has recently been announced by E. I. du Pont de Nemours & Co., by which any soft wood may by chemical treatment be rendered as tough as steel. Involving pressure treatment in methylolurea, a compound of urea and formaldehyde, the transmutation may be performed at a cost of from 3½ to 4½ cents a board foot. In addition to the treatment of board lumber the process is also applicable to sawdust, shavings, cellulose, and other moldings. It is expected that wood so treated can be substituted for steel in numerous instances.




RESIDENTIAL BUILDING ACTIVITY AND SELECTED INFLUENCING FACTORS
1935-1939 = 100
BY YEARS
BY MONTHS
ADJUSTED FOR SEASONAL VARIATION
PRIVATE CONSTRUCTION
1 & 2 FAMILY DWELL. UNITS
(FED. HOME LOAN BANK ADM.)
(U. S. DEPT. OF LABOR RECORDS)
SVGS. & LN. LEND.
(FED. HOME LOAN BANK ADM.)
NONFARM FORECLOSURES
(FED. HOME LOAN BANK ADM.)
RENTS
(U. S. DEPT. OF LABOR)
BUILDING MATERIAL PRICES
(U. S. DEPT. OF LABOR)
INDUSTRIAL PRODUCTION
(FED. RESERVE BOARD)
INCOME PAYMENTS
(U. S. DEPT. OF COMMERCE)
MFG. EMPLOYMENT
(U. S. DEPT. OF LABOR)
1930 '31 '32 '33 '34 '35 '36 '37 '38 '39 '40 '41 '42 '43
1942 1943 1944
REPURCHASE RATIO
PERCENT
ALL INSURED ASSNS.
LIQUID ASSETS
MILLIONS
ALL INSURED ASSNS.
NEW RESIDENTIAL CONSTRUCTION
THOUS
PRIVATE 1 and 2 FAMILY
ALL PUBLIC
1941 1942 1943 1944

« « « MONTHLY SURVEY » » »

HIGHLIGHTS

I. Total residential construction registered a 23-percent decline in April, contrary to the usual seasonal trend, as both public and private activity diminished. However, the volume of permits issued for privately financed home construction during the first 4 months of 1944 was 8 percent above the level for the corresponding period last year.

II. Mortgage recordings showed only a fractional gain in April as a decline in recordings by insurance companies and "others" practically off-set increases reported for the remaining types of lenders.

A. Mortgage lending by all savings and loan associations registered a gain of 24 percent, while recordings by these institutions were 26 percent above the level for April 1943.

B. The average size of mortgages recorded by savings and loan associations in the first 4 months of 1944 was more than 10 percent greater than those of the corresponding period last year.

III. FHL Bank advances outstanding at the end of April were lower than on any corresponding date since 1935.

A. The volume of advances made during the month was lower than those for any April since 1934.

B. Repayments showed a marked increase.

IV. Declines in war spending and industrial production were reported as $75 billion in war contracts remained to be placed.

A. Estimates of war spending in next fiscal year were $4.8 billion less than expected last January.

B. Treasury receipts during April totaled $3,086,800,000 continuing at a level of more than double last year's volume.

☆ ☆ ☆

BUSINESS CONDITIONS—Industrial production down slightly

A recession in war spending during April was matched by another slight decline in the monthly volume of industrial production. The $7.3 billion spent for war purposes was $400 million less than the record set in the previous month. At the same time, the Federal Reserve Board's index of industrial production showed a March-to-April decline of 2 points to 240 percent of the 1935–1939 average. This reflects a gain of 3 points over April 1943. Perhaps signifying that the peak of production activity has passed, it is to be noted that the President's estimate of war spending for the fiscal year starting July 1 was $4.8 billion less than the January estimate. However, $75 billion in prime war contracts still remain to be placed to complete the "must" program of the Army and Navy.

Figures of the U. S. Department of Labor, converted to a base of 1935–1939=100 and adjusted for seasonal variation, show that in April the index of manufacturing employment had declined to 164.8 from 166.8 in the previous month and 171.4 in April 1943. Income payments for the same period, on a comparable index basis, were 229.6 in April 1944 in contrast with 229.5 for March and 208.3 for April of last year.

Receipts by the Treasury during April totaled $3,086,800,000, including $2,476,218,000 in individual and corporation income taxes. This boosted receipts for the fiscal year to approximately $35,000,000,000 continuing the trend of more than double those for the same period a year ago.

In spite of the fact that April was the second successive month for payment of income taxes, war bond sales increased $29.5 million over March to a total of $738,450,000 and redemptions dropped $31,000,000 to $237,119,000 during the month. At the same time, money in circulation rose almost $461,000,000. This increase was approximately twice that recorded in the previous month and $55 million more than the April 1943 gain.

Higher excise taxes which were effective April 1, together with an increase in the cost of food and furniture, were the principal factors accounting for a rise of 0.6 percent in the cost of living as measured by the Labor Department. On April 15 the index had reached 124.5 percent of the 1935–1939 average. This represents an increase of 0.3 percent over the same period last year and is 26.3 percent above the index for August 15, 1939—the last figure available prior to the war.

[1935–1939=100]

Type of index	April 1944	March 1944	Percent change	April 1943	Percent change
Home construction (private) [1]	45.4	54.2	−16.2	48.9	−7.2
Rental index (BLS)	108.1	108.1	0.0	108.0	+0.1
Building material prices	128.6	127.5	+0.9	123.2	+4.4
Savings and loan lending [1]	166.3	178.3	−6.7	133.9	+24.2
Industrial production [1]	[p] 240.0	242.0	−0.8	237.0	+1.3
Manufacturing employment [1]	[p] 164.8	[r] 166.8	−1.2	171.4	−3.9
Income payments [1]	229.6	230.2	−0,3	208.3	+10.2

[p] Preliminary.
[r] Revised.
[1] Adjusted for normal seasonal variation.

BUILDING ACTIVITY—Contra-seasonal decline noted

Total residential construction in urban areas declined during April as permits were issued for 9,464 dwelling units, 23 percent less than the March volume. This was contrary to the usual seasonal movement and reflects the tapering off of war housing, both privately and publicly financed, and the acute shortage of lumber. Although public and private construction both registered decreases during the month, the larger drop was in permits for publicly financed construction, which fell from 3,327 in March to 945 in April, a decline of 72 percent. Privately financed construction was down 6 percent from the previous month to a total of 8,519 dwelling units. The seasonally adjusted index, based on 1- and 2-family privately financed dwellings, fell to 45.4 percent of the 1935–1939 average, the lowest point for any 1 month in the past 8 years.

The 8,519 privately financed dwelling units represented about 86 percent of the number in April last year and only one-third of the April 1942 volume. Units financed by public funds totaled 945, less than 15 percent of the number in April in the 2 preceding years.

During the first 4 months of 1944, permits have been issued for 33,565 privately financed dwelling units, compared with 31,152 during the same period of 1943, an increase of 8 percent. Dwelling units provided by public funds, however, totaled 8,340 as against 47,267 during the first 4 months of last year. [Tables 1 and 2.]

BUILDING COSTS—Upward trend continues

The consistent upward trend in the cost of constructing the standard 6-room frame house, evident since 1941, continued during April with the index rising from 132.7 to 133.1 (average month of 1935–1939=100). Material costs now stand 31 percent above the average for the base period while labor costs have increased 38 percent. During the last 12 months, the total cost of constructing the standard house has risen 6 percent, the result of a 7-percent gain in material costs and a 4-percent increase in labor charges.

Of the 21 cities reporting building costs during April, 15 showed increases, 2 decreases, and 4 recorded no change from the previous reporting period.

The Department of Labor's composite index of wholesale prices of building materials also continued upward during April, rising 0.9 percent to 128.6 (1935–1939=100). This gain resulted from increases in the prices of cement and lumber. The remaining components of the building materials index reflected no change during the month. [TABLES 3, 4 and 5.]

Construction costs for the standard house

[Average month of 1935–1939=100]

Element of cost	Apr. 1944	Mar. 1944	Percent change	Apr. 1943	Percent change
Material	130.6	r 130.0	+0.5	121.8	+7.2
Labor	138.1	r 137.8	+0.2	133.4	+3.5
Total	133.1	r 132.7	+0.3	125.7	+5.9

r Revised.

New mortgage loans distributed by purpose

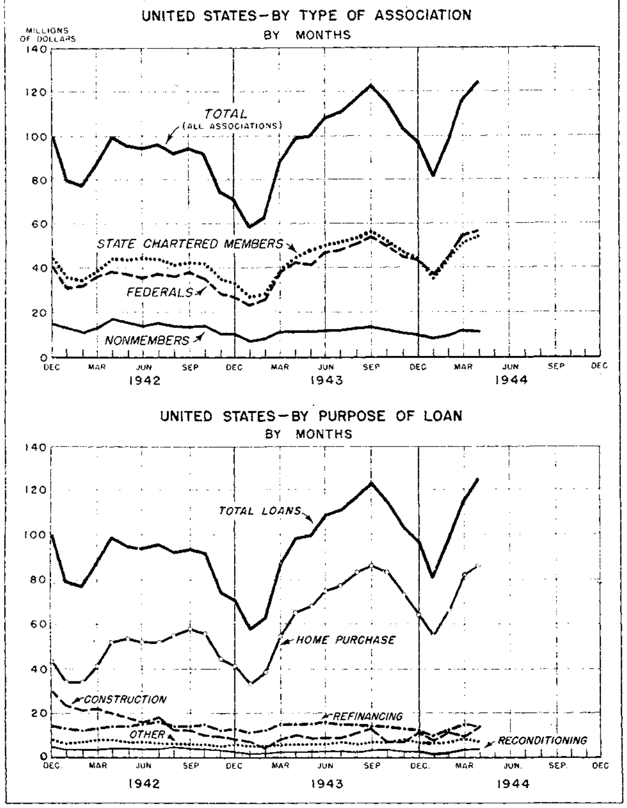
[Dollar amounts are shown in thousands]

Purpose	Apr. 1944	Mar. 1944	Percent change	Apr. 1943	Percent change
Construction	$13,484	$9,127	+47.7	$9,853	+36.9
Home purchase	85,568	81,846	+4.5	65,088	+31.5
Refinancing	13,491	14,422	−6.5	15,040	−10.3
Reconditioning	2,679	2,266	+18.2	2,484	+7.9
Other purposes	7,421	8,469	−12.4	6,270	+18.4
Total	122,643	116,130	+5.6	98,735	+24.2

MORTGAGE LENDING—Less than seasonal gain reported

New lending activity by savings and loan associations continued upward during April although the rise was less than the usual seasonal increase. Loans made by all associations totaled $122,643,000 compared with $116,130,000 the previous month, an increase of 6 percent. Nine of the bank districts reported gains while three—Winston-Salem, Topeka, and Portland—experienced decreases in mortgage lending activity.

April was the twelfth consecutive month in which lending activity of savings and loan associations exceeded the volume of new loans in the corresponding month of the previous year. The April volume this year represented a 24-percent gain over that in April 1943. All Bank Districts except Portland, participated in the 1944 increases and all types of loans except refinancing loans were higher.



TOTAL LOANS MADE BY ALL SAVINGS AND LOAN ASSOCIATIONS

Although outnumbered and with less assets, Federal associations have in each month this year made more loans than State-chartered members. The April volume was $57,045,000 for 1,466 Federals as compared with $54,212,000 for 2,216 State-chartered members and $11,386,000 for 2,710 nonmembers.

During the first 4 months of this year, savings and loan associations loaned an aggregate of $417,915,000, or 36 percent more than in the same period last year. Of the various purpose categories only refinancing and reconditioning loans showed decreases. All other types were up, the gains ranging from a high point of 50 percent for home purchase loans to the lowest level of increase—32 percent for "other purpose" loans. [TABLES 6 and 7.]

MORTGAGE RECORDINGS—Fractional rise in April

There was little change in mortgage financing activity during April as declines in the volume of recordings by insurance companies and miscellaneous mortgagees practically off-set increases in the activity of the other four types of lenders. The estimated total of nonfarm mortgages of $20,000 or less was $369,268,000 compared with $368,240,000 in March, an increase of about one-fourth of one percent.

Despite the decline in loans made by insurance companies and miscellaneous mortgagees, the level of total recordings in April this year was nearly 20 percent above April 1943 and about 3 percent higher than in 1942. Insurance companies were the only type of mortgagee to record less than in the corresponding month of 1943, while gains for other lenders ranged from 36 percent for individuals and 26 percent for savings and loan associations to 11 percent for mutual savings banks.

During the first 4 months of this year, mortgage recordings aggregated almost $1,349,000,000, compared with $1,027,000,000 during the January–April period of 1943. This gain of almost one-third (31.4 percent) in the dollar volume of mortgage financing activity is the result of increases in both the number of mortgages recorded and in the average size of the instruments. The 426,000 nonfarm mortgages recorded during the first 4 months this year averaged $3,166, or 8.4 percent more than the average of $2,921 for the 351,000 mortgages recorded during the comparable period of 1943. All types of mortgagees made larger loans during the first 4 months of 1944 than in the corresponding period of last year. The percentage increases were as follows: Individual lenders, 13.8 percent; "other" mortgagees, 12.5 percent; savings and loan associations, 10.2 percent; banks and trust companies, 6.2 percent; insurance companies, 3.7 percent; and mutual savings banks, 1.8 percent. This general increase in the size of the average loan is indicative of inflationary tendencies in home financing today. [TABLES 8 and 9.]

Mortgage recordings by type of mortgagee

[Dollar amounts are shown in thousands]

Type of lender	Percent change from Mar. 1944	Percent of Apr. 1944 amount	Cumulative recordings (4 months)	Percent of total recordings
Savings and loan associations	+5. 1	34. 5	$440, 231	32. 6
Insurance companies	−13. 2	5. 3	81, 669	6. 0
Banks, trust companies	+2. 6	19. 6	265, 534	19. 7
Mutual savings banks	+9. 6	3. 4	42, 618	3. 2
Individuals	+0. 4	24. 2	323, 448	24. 0
Others	−10. 3	13. 0	195, 601	14. 5
Total	+0. 3	100. 0	1, 349, 101	100. 0

FHL BANKS—Advances down and repayments up

The volume of advances outstanding dropped $16,700,000, or 16 percent, during April to $82,645,000—the lowest level recorded in that month since 1935. The April total this year was only about $5,000,000 below the corresponding month of 1943 but approximately $103,000,000 less than the all-time April high registered in 1942.

Advances made during April were at the lowest level for that month since 1934. The $3,468,000 recorded represented a decrease of 79 percent from the same time last year but was $278,000 higher than March 1944. Six Bank Districts reported greater advances during April than in the previous month with the largest gain—$389,000—in the Los Angeles region. The most substantial decline in current advances occurred in the New York Bank which reported a decrease of $195,000 during the month. No advances were made by the Federal Home Loan Bank of Portland in April.

Repayments rose in eight Bank Districts during April and totaled $20,201,000. This amount was $2,200,000 above the preceding month and $12,000,000 more than April 1943 repayments. All Banks reported a greater volume of repayments than of advances during April.

Total assets of the 12 FHL Banks increased $1,000,000 in April to $293,000,000. At that time there were 3,725 member institutions with assets of $6,575,863,000. [TABLE 12.]

FLOW OF PRIVATE REPURCHASABLE CAPITAL

A large volume of savings continued to flow into savings and loan associations during April when approximately $139,000,000 in private repurchasable capital was received, a gain of 22 percent over the same month of 1943. Repurchases declined fractionally to $71,548,000 compared with $71,588,000 in April last year. The net growth in private capital during the month was $67,000,000, or 61 percent more than during April 1943. The ratio of withdrawals to new investments was reduced from 63 percent a year ago to 52 percent in April 1944.

During the first 4 months of this year, $592,000,000 of private capital was invested in savings and loan associations, while $363,000,000 was withdrawn, a net growth of $229,000,000 compared with $159,000,000 for the same period last year. Insured associations, with a gain of $187,000,000, accounted for most of this; uninsured members were responsible for $25,000,000 and nonmembers, $17,000,000.

The ratio of repurchases to new investments during the January–April period of 1944 was 61 percent, an improvement over the ratio of 68 percent for the corresponding 1943 period. These ratios varied from 59 percent for insured associations to 69 percent for uninsured members and for nonmembers.

Share investments and repurchases April 1944

(Dollar amounts are shown in thousands)

Item and period	All associations	All insured associations	Uninsured members	Nonmembers
Share investments:				
Jan.–April 1944	$591, 908	$456, 314	$80, 406	$55, 188
Jan.–April 1943	490, 792	360, 023	69, 647	61, 122
Percent Change	+21	+27	+15	−10
April 1944	138, 661	103, 713	19, 376	15, 572
April 1943	113, 228	83, 242	16, 138	13, 848
Percent change	+22	+25	+20	+12
Repurchases:				
Jan.–April 1944	362, 841	269, 814	55, 039	37, 988
Jan.–April 1943	332, 178	222, 822	58, 187	51, 169
Percent change	+9	+21	−5	−26
April 1944	71, 548	48, 392	12, 902	10, 254
April 1943	71, 588	47, 171	14, 148	10, 269
Percent change	(1)	+3	−9	(1)
Repurchase ratio: (percent)				
Jan.–April 1944	61. 3	59. 1	68. 5	68. 8
Jan.–April 1943	67. 7	61. 9	83. 5	83. 7
April 1944	51. 6	46. 7	66. 6	65. 8
April 1943	63. 2	56. 7	87. 7	74. 2

1 Less than 1 percent decrease.

INSURED ASSOCIATIONS—Share capital increases

At the end of April, 2,453 associations with total resources of $4,374,338,000 were insured by the Federal Savings and Loan Insurance Corporation, an increase of one in number of associations and approximately $46,000,000 in resources during the month. Private investors in these associations increased their holdings of shares by approximately $56,700,000 during the month. This was for the most part the net result of new private investments of $103,700,000 and repurchases of $48,400,000. The ratio of repurchases to new investments during April was 47 percent compared with 57 percent in April of last year.

(Continued on p. 256)

Table 1.—BUILDING ACTIVITY—Estimated number and valuation of new family dwelling units provided in all urban areas in April 1944, by Federal Home Loan Bank District and by State

[Source: U. S. Department of Labor]
[Dollar amounts are shown in thousands]

Federal Home Loan Bank District and State	All residential structures				All private 1- and 2-family structures			
	Number of family dwelling units		Permit valuation		Number of family dwelling units		Permit valuation	
	April 1944	April 1943	April 1944	April 1943	April 1944	April 1943	April 1944	April 1943
UNITED STATES	9,464	16,779	$28,772	$42,953	7,353	7,912	$23,642	$25,343
No. 1—Boston	82	672	287	1,995	82	316	287	1,219
Connecticut	40	324	162	939	40	92	162	395
Maine	10	77	31	270	10	77	31	270
Massachusetts	26	250	85	750	26	126	85	518
New Hampshire								
Rhode Island	6	21	9	36	6	21	9	36
Vermont								
No. 2—New York	79	427	320	1,301	75	355	310	1,086
New Jersey	26	380	88	1,166	22	308	78	951
New York	53	47	232	135	53	47	232	135
No. 3—Pittsburgh	162	729	435	2,403	148	548	416	1,976
Delaware		8		24		8		24
Pennsylvania	152	721	432	2,379	138	540	413	1,952
West Virginia	10		3		10		3	
No. 4—Winston-Salem	1,249	1,672	2,482	4,232	646	1,018	1,237	2,482
Alabama	86	35	69	14	86	35	69	14
District of Columbia	141	101	374	286	69	4	201	13
Florida	233	412	308	827	209	274	236	588
Georgia	617	420	1,230	1,154	117	372	234	1,067
Maryland	5	304	11	809	5	158	11	406
North Carolina	58	105	99	291	55	57	98	171
South Carolina	14	74	23	70	14	58	23	30
Virginia	95	221	368	781	91	60	365	193
No. 5—Cincinnati	960	1,860	3,523	6,033	960	825	3,523	3,099
Kentucky	30	195	52	397	30	126	52	284
Ohio	719	1,516	2,741	5,267	719	550	2,741	2,447
Tennessee	211	149	730	369	211	149	730	368
No. 6—Indianapolis	974	2,234	3,805	8,821	771	1,598	3,401	7,200
Indiana	442	125	1,321	488	253	121	967	476
Michigan	532	2,109	2,484	8,333	518	1,477	2,434	6,724
No. 7—Chicago	736	584	3,096	2,011	600	454	2,854	1,634
Illinois	709	417	2,976	1,486	573	373	2,734	1,341
Wisconsin	27	167	120	525	27	81	120	293
No. 8—Des Moines	112	139	169	395	74	99	188	295
Iowa	5	7	9	7	5	7	9	7
Minnesota	9	5	7	11	9	5	7	11
Missouri	94	17	151	13	56	17	170	13
North Dakota								
South Dakota	4	110	2	364	4	70	2	264
No. 9—Little Rock	,1434	3,773	2,655	4,932	1,312	991	2,407	1,305
Arkansas	28	17	14	5	28	17	14	5
Louisiana	148	116	351	140	132	116	311	140
Mississippi	37	108	8	30	37	108	8	30
New Mexico	29	38	41	74	29	22	41	50
Texas	1,192	3,494	2,241	4,683	1,086	728	2,033	1,080
No. 10—Topeka	580	603	1,939	1,281	180	301	518	683
Colorado	86	117	247	263	53	63	155	168
Kansas	363	350	1,213	705	13	130	13	255
Nebraska	52	41	308	104	44	13	188	51
Oklahoma	79	95	171	209	70	95	162	209
No. 11—Portland	633	1,629	2,209	4,174	527	478	1,917	1,714
Idaho	20	6	19	4	20	6	19	4
Montana	86	41	395	90	86	1	395	1
Oregon	162	542	545	1,245	122	65	443	270
Utah	76	51	259	124	76	51	259	124
Washington	242	974	829	2,681	220	340	800	1,285
Wyoming	47	15	162	30	3	15	1	30
No. 12—Los Angeles	2,463	2,457	7,852	5,375	1,978	929	6,584	2,650
Arizona	26	4	39	3	26	4	39	3
California	2,434	2,441	7,807	5,335	1,949	913	6,539	2,610
Nevada	3	12	6	37	3	12	6	37

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]

[Dollar amounts are shown in thousands]

Type of construction	Number of family dwelling units: Monthly totals: April 1944	March 1944	April 1943	January-April totals: 1944	1943	Permit valuation: Monthly totals: April 1944	March 1944	April 1943	January-April totals: 1944	1943
Private construction	8,519	9,022	9,868	33,565	31,152	$26,931	$29,052	$30,369	$106,934	$92,503
1-family dwellings	6,350	6,922	6,543	25,690	21,386	20,138	22,117	21,317	81,862	66,904
2-family dwellings [1]	1,003	1,165	1,369	3,554	3,921	3,504	4,258	4,026	12,120	10,845
3- and more-family dwellings [2]	1,166	935	1,956	4,321	5,845	3,289	2,677	5,026	12,952	14,754
Public construction	945	3,327	6,911	8,340	47,267	1,841	7,556	12,584	18,576	101,130
Total urban construction	9,464	12,349	16,779	41,905	78,419	28,772	36,608	42,953	125,510	193,633

[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 months [1]

[Average month of 1935-1939=100]

Federal Home Loan Bank District and city	1944 May	1944 Feb.	1943 Nov.	1943 Aug.	1943 May	1942 May	1941 May	1940 May	1939 May	1938 May
No. 3—Pittsburgh:										
Wilmington, Del	134.6	133.8	131.2	130.4	129.6	130.1	111.5	94.2	100.7	106.5
Philadelphia, Pa	150.2	148.7	148.4	145.8	146.2	139.5	117.5	107.4	102.6	105.2
Pittsburgh, Pa	134.0	r 133.5	r 131.9	r 131.9	r 133.5	r 119.5	r 111.7	r 99.8	r 104.3	r 109.3
Charleston, W. Va	124.3	122.1	122.1	121.8	122.0	119.6	110.2	102.1	102.0	103.8
Wheeling, W. Va	129.7	129.7	122.9	122.1	122.1	122.7	109.0	104.6	103.9	103.7
No. 5—Cincinnati:										
Louisville, Ky	138.4	r 133.1	r 132.8	r 128.6	r 128.1	124.4	116.7	104.8	101.0	98.8
Cincinnati, Ohio	133.9	131.2	130.7	112.3	112.3	113.1	99.4	96.5	96.6	
Cleveland, Ohio	142.0	140.4	139.3	137.7	128.9	127.1	116.3	105.3	101.9	
Columbus, Ohio	129.6	129.7	132.1	117.7	117.7	116.9	107.5	101.5	98.7	99.5
Memphis, Tenn	137.4	r 137.4	r 136.4	r 126.9	125.6	126.4	116.9	103.6	102.5	102.4
Nashville, Tenn	130.6	127.9				121.5	111.2	96.4	97.3	97.9
No. 9—Little Rock:										
Little Rock, Ark	125.0	r 122.7	123.1	122.8	122.7	120.5	105.3	99.6	100.9	99.5
New Orleans, La	138.6	r 138.6	r 138.4	131.4	r 131.4	128.9	121.6	103.6	101.2	107.2
Jackson, Miss	136.5	r 131.9	r 128.8	r 124.9	r 124.6	122.7	117.7	106.3	103.3	106.7
Albuquerque, N. Mex	122.6	r 122.8	120.9	113.2	113.2	113.4	100.2	97.8	100.9	104.1
Dallas, Texas	134.7	133.2			129.0	128.3	117.3	94.5	95.4	101.3
Houston, Texas	123.6	r 123.1	121.5	116.5	116.2	116.1	107.6	100.5	100.7	100.3
San Antonio, Texas	135.4	135.0			128.5	127.6	113.6	94.8	101.4	104.5
No. 12—Los Angeles:										
Phoenix, Ariz	116.7	r 116.7	114.2	r 113.0	r 113.0	113.9	104.3	99.0	96.5	104.9
Los Angeles, Calif	144.8	r 143.5	r 142.4	r 134.1	r 133.5	120.5	102.7	95.3	96.0	103.9
San Diego, Calif						125.0	106.7	93.1	100.3	102.6
San Francisco, Calif						121.6	105.4	102.1	103.1	103.0
Reno, Nevada	128.2	r 124.8	120.9	120.9	120.8	116.6	108.6	105.5	102.1	101.9

r Revised.

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

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 wallpaper nor other wall nor ceiling finish on interior plastered surface, lighting fixtures, refrigerators, water heaters, ranges, screens, weather stripping, nor window shades.

The index reflects the changes in material and labor costs in the house described above. Allowances for overhead and profit, which were previously included in the total costs, were based upon a flat percentage of the material and labor costs and therefore did not affect the movements of the series; no such allowances are included now that the index is expressed in relative terms only.

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 3 months from the same dealers, and current wage rates are obtained from the same reputable contractors and operative builders. The Bureau of Labor Statistics furnishes building material prices for some cities. Although shortages of materials and priority restrictions preclude the actual construction of this house under wartime conditions, tests indicate that the indexes measure fairly closely the cost changes for smaller frame structures than now can be built.

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

[Average month of 1935-1939=100]

Element of cost	Apr. 1944	Mar. 1944	Feb. 1944	Jan. 1944	Dec. 1943	Nov. 1943	Oct. 1943	Sept. 1943	Aug. 1943	July 1943	June 1943	May 1943	Apr. 1943
Material	130.6	r 130.0	129.2	127.8	127.6	126.8	126.0	124.4	123.4	123.7	123.0	122.2	121.8
Labor	138.1	r 137.8	136.4	136.1	136.0	135.6	135.0	133.8	134.2	134.3	134.3	134.3	133.4
Total cost	133.1	r 132.7	131.6	130.6	130.5	129.8	129.1	127.6	127.1	127.3	126.8	126.2	125.7

r Revised.

Table 5.—**BUILDING COSTS**—Index of wholesale prices 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 r	Paint and paint materials	Plumbing and heating	Structural steel	Other
1942: April	123.1	107.9	103.3	146.8	123.7	129.4	103.5	112.3
1943: April	123.2	108.6	103.4	152.3	126.0	118.8	103.5	109.9
May	123.4	108.8	103.1	153.8	125.7	118.8	103.5	109.9
June	123.5	109.0	102.7	154.6	125.4	118.8	103.5	110.0
July	123.6	109.0	102.7	155.6	125.4	118.8	103.5	109.5
August	125.3	109.0	102.7	161.5	126.4	118.8	103.5	109.7
September	125.6	109.0	102.7	162.7	126.1	118.5	103.5	110.3
October	125.8	109.0	102.7	163.3	126.4	118.5	103.5	110.5
November	126.3	110.1	102.7	164.1	126.9	120.6	103.5	110.5
December	126.6	110.1	102.7	164.3	127.0	120.6	103.5	111.2
1944: January	126.7	110.3	102.7	164.4	127.2	120.6	103.5	111.2
February	126.9	110.2	102.7	165.3	127.7	120.6	103.5	111.2
March	127.5	110.4	102.7	167.8	128.4	120.6	103.5	111.2
April	128.6	110.4	103.1	170.8	128.4	120.6	103.5	111.2
Percent change:								
April 1944-March 1944	+0.9	0.0	+0.4	1.8	0.0	0.0	0.0	0.0
April 1944-April 1943	+4.4	+1.7	−0.3	+12.1	+1.9	+1.5	0.0	+1.2

r Figures since August 1942 are on a revised basis.

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
1942	$190,438	$573,732	$165,816	$41,695	$78,820	$1,050,501	$412,828	$476,080	$161,593
January-April	85,853	161,022	52,912	13,958	28,958	342,703	137,870	151,218	53,615
April	20,488	52,196	14,508	4,083	7,772	99,047	38,484	43,937	16,626
1943	106,497	802,371	167,254	30,441	77,398	1,183,961	511,757	539,299	132,905
January-April	30,192	192,227	53,832	8,481	22,368	307,100	130,523	138,141	38,436
April	9,853	65,088	15,040	2,484	6,270	98,735	42,717	44,461	11,557
May	9,039	67,826	14,843	2,606	6,176	100,490	41,835	47,818	10,837
June	8,946	74,885	15,913	2,707	6,425	108,876	46,730	50,182	11,964
July	9,209	77,555	14,925	2,807	6,859	111,355	48,370	50,648	12,337
August	10,616	82,894	14,600	2,809	6,470	117,389	51,172	53,497	12,720
September	13,211	86,016	13,799	3,229	6,718	122,973	54,100	55,907	12,966
October	7,452	83,259	14,025	2,874	7,540	115,150	50,576	52,026	12,548
November	6,928	73,053	12,767	2,638	7,670	103,056	44,804	47,108	11,144
December	10,904	64,656	12,550	2,290	7,172	97,572	43,647	43,972	9,953
1944:									
January-April	41,678	288,552	49,844	8,426	29,415	417,915	192,148	184,493	41,274
January	7,872	55,000	9,976	1,521	6,609	80,978	37,076	35,456	8,446
February	11,195	66,138	11,955	1,960	6,916	98,164	44,144	44,139	9,881
March	9,127	81,846	14,422	2,266	8,469	116,130	53,883	50,686	11,561
April	13,484	85,568	13,491	2,679	7,421	122,643	57,045	54,212	11,386

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

[Thousands of dollars]

Federal Home Loan Bank District and class of association	New Loans: April 1944	New Loans: March 1944	New Loans: April 1943	Cumulative new loans (4 months): 1944	Cumulative new loans (4 months): 1943	Percent change
UNITED STATES	$122, 643	$116, 130	$98, 735	$417, 915	$307, 100	+36. 1
Federal	57, 045	53, 883	42, 717	192, 148	130, 523	+47. 2
State member	54, 212	50, 686	44, 461	184, 493	138, 141	+33. 6
Nonmember	11, 386	11, 561	11, 557	41, 274	38, 436	+7. 4
Boston	8, 056	7, 136	8, 018	26, 441	21, 016	+25. 8
Federal	2, 817	2, 683	2, 347	9, 050	6, 335	+42. 9
State member	4, 381	3, 313	4, 244	13, 619	11, 123	+22. 4
Nonmember	858	1, 140	1, 427	3, 772	3, 558	+6. 0
New York	9, 316	8, 748	6, 625	31, 526	21, 001	+50. 1
Federal	2, 942	2, 319	1, 715	8, 583	4, 828	+77. 8
State member	4, 721	4, 882	3, 108	17, 177	10, 487	+63. 8
Nonmember	1, 653	1, 547	1, 802	5, 766	5, 686	+1. 4
Pittsburgh	11, 294	9, 492	8, 676	35, 756	27, 962	+27. 9
Federal	5, 458	4, 246	3, 479	16, 338	10, 373	+57. 5
State member	3, 571	2, 952	2, 616	11, 539	8, 402	+37. 3
Nonmember	2, 265	2, 294	2, 581	7, 879	9, 187	−14. 2
Winston-Salem	14, 416	15, 724	11, 381	52, 075	38, 918	+33. 8
Federal	7, 801	9, 206	5, 438	28, 383	19, 521	+45. 4
State member	5, 675	5, 777	4, 764	20, 668	15, 023	+37. 6
Nonmember	940	741	1, 179	3, 024	4, 374	−30. 9
Cincinnati	20, 463	19, 295	18, 732	68, 913	59, 216	+16. 4
Federal	8, 151	7, 667	7, 351	27, 733	21, 987	+26. 1
State member	10, 635	9, 939	10, 034	34, 932	31, 940	+9. 4
Nonmember	1, 677	1, 689	1, 347	6, 248	5, 289	+18. 1
Indianapolis	6, 259	5, 923	5, 529	22, 975	18, 416	+24. 8
Federal	2, 880	2, 827	2, 870	11, 050	9, 130	+21. 0
State member	3, 192	2, 733	2, 363	10, 862	8, 113	+33. 9
Nonmember	187	363	296	1, 063	1, 173	−9. 4
Chicago	14, 215	13, 193	10, 352	46, 098	29, 567	+55. 9
Federal	6, 083	5, 618	4, 285	19, 141	11, 583	+65. 3
State member	6, 854	6, 412	5, 034	22, 673	14, 395	+57. 5
Nonmember	1, 278	1, 163	1, 033	4, 284	3, 589	+19. 4
Des Moines	7, 890	7, 305	5, 614	24, 370	15, 959	+52. 7
Federal	3, 946	3, 329	2, 754	11, 707	7, 691	+52. 2
State member	2, 877	2, 959	1, 981	9, 202	5, 650	+62. 9
Nonmember	1, 067	1, 017	879	3, 461	2, 618	+32. 2
Little Rock	7, 712	6, 244	4, 568	25, 727	16, 444	+56. 5
Federal	2, 681	2, 797	1, 926	9, 847	6, 857	+43. 6
State member	4, 979	3, 349	2, 547	15, 587	9, 322	+67. 2
Nonmember	52	98	95	293	265	+10. 6
Topeka	5, 552	5, 807	5, 295	20, 423	16, 300	+25. 3
Federal	2, 993	2, 885	3, 181	10, 277	9, 669	+6. 3
State member	1, 423	1, 603	1, 429	5, 559	4, 631	+20. 0
Nonmember	1, 136	1, 319	685	4, 587	2, 000	+129. 4
Portland	3, 575	3, 930	4, 455	12, 939	11, 773	+9. 9
Federal	2, 580	2, 714	2, 751	8, 976	7, 292	+23. 1
State member	839	1, 103	1, 546	3, 431	4, 040	−15. 1
Nonmember	156	113	158	532	441	+20. 6
Los Angeles	13, 895	13, 333	9, 490	50, 672	30, 528	+66. 0
Federal	8, 713	7, 592	4, 620	31, 063	15, 257	+103. 6
State member	5, 065	5, 664	4, 795	19, 244	15, 015	+28. 2
Nonmember	117	77	75	365	256	+42. 6

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

APRIL 1944

[Thousands of dollars]

Federal Home Loan Bank District and State	Savings and loan associations	Insurance companies	Banks and trust companies	Mutual savings banks	Individuals	Other mortgagees	Total
UNITED STATES	$127, 429	$19, 671	$72, 438	$12, 338	$89, 466	$47, 926	$369, 268
Boston	8, 818	273	3, 331	6, 218	4, 598	2, 531	25, 769
Connecticut	1, 086	108	1, 760	806	1, 474	808	6, 042
Maine	559	14	188	792	353	56	1, 962
Massachusetts	5, 964	146	979	3, 368	1, 960	1, 435	13, 852
New Hampshire	239	......	94	574	197	39	1, 143
Rhode Island	826	5	254	333	495	170	2, 083
Vermont	144	......	56	345	119	23	687
New York	8, 634	1, 662	5, 186	4, 455	11, 640	5, 877	37, 454
New Jersey	2, 910	583	2, 623	403	3, 402	2, 054	11, 975
New York	5, 724	1, 079	2, 563	4, 052	8, 238	3, 823	25, 479
Pittsburgh	8, 922	1, 860	6, 321	362	4, 969	3, 453	25, 887
Delaware	191	140	175	30	241	117	894
Pennsylvania	8, 004	1, 442	5, 038	332	4, 113	3, 169	22, 098
West Virginia	727	278	1, 108	......	615	167	2, 895
Winston-Salem	13, 889	2, 446	4, 476	140	11, 782	3, 636	36, 369
Alabama	421	297	326	......	684	239	1, 967
District of Columbia	2, 188	168	430	......	1, 080	402	4, 268
Florida	1, 653	835	526	......	4, 597	628	8, 239
Georgia	1, 448	214	930	......	903	568	4, 063
Maryland	3, 624	235	771	140	1, 428	535	6, 733
North Carolina	1, 880	420	346	......	882	391	3, 919
South Carolina	358	170	342	......	478	257	1, 605
Virginia	2, 317	107	805	......	1, 730	616	5, 575
Cincinnati	23, 880	1, 726	9, 080	541	6, 030	4, 141	45, 398
Kentucky	2, 139	321	745	......	377	189	3, 771
Ohio	21, 078	1, 065	7, 684	541	5, 143	1, 908	37, 419
Tennessee	663	340	651	......	510	2, 044	4, 208
Indianapolis	6, 608	2, 242	5, 683	6	2, 985	2, 731	20, 255
Indiana	4, 153	587	2, 043	6	905	770	8, 464
Michigan	2, 455	1, 655	3, 640	......	2, 080	1, 961	11, 791
Chicago	14, 480	1, 327	5, 161	15	6, 230	7, 424	34, 637
Illinois	10, 980	1, 012	3, 356	......	3, 399	6, 877	25, 624
Wisconsin	3, 500	315	1, 805	15	2, 831	547	9, 013
Des Moines	8, 220	1, 966	5, 504	92	5, 135	3, 377	24, 294
Iowa	2, 041	156	1, 259	......	830	362	4, 648
Minnesota	2, 883	565	1, 011	92	1, 231	423	6, 205
Missouri	2, 796	1, 163	2, 978	......	2, 762	2, 550	12, 249
North Dakota	290	75	91	......	142	22	620
South Dakota	210	7	165	......	170	20	572
Little Rock	9, 965	2, 391	1, 823	......	6, 231	2, 494	22, 904
Arkansas	452	68	225	......	381	33	1, 159
Louisiana	4, 817	434	171	......	1, 117	312	6, 851
Mississippi	293	123	185	......	358	91	1, 050
New Mexico	163	......	69	......	247	13	492
Texas	4, 240	1, 766	1, 173	......	4, 128	2, 045	13, 352
Topeka	6, 352	909	1, 988	......	4, 044	1, 548	14, 841
Colorado	889	57	279	......	1, 728	504	3, 457
Kansas	1, 930	148	471	......	453	255	3, 257
Nebraska	1, 153	395	398	......	442	185	2, 573
Oklahoma	2, 380	309	840	......	1, 421	604	5, 554
Portland	3, 597	450	3, 330	509	3, 337	2, 787	14, 010
Idaho	340	16	134	......	264	435	1, 189
Montana	217	19	89	......	303	9	637
Oregon	750	243	294	59	1, 473	451	3, 270
Utah	441	85	517	......	339	114	1, 496
Washington	1, 714	77	2, 164	450	779	1, 766	6, 950
Wyoming	135	10	132	......	179	12	468
Los Angeles	14, 064	2, 419	20, 555	......	22, 485	7, 927	67, 450
Arizona	103	......	268	......	830	60	1, 261
California	13, 899	2, 419	20, 222	......	21, 452	7, 852	65, 844
Nevada	62	......	65	......	203	15	345

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

[Dollar amounts are shown in thousands]

Period	Savings and loan associations		Insurance companies		Banks and trust companies		Mutual savings banks		Individuals		Other mortgagees		All mortgagees	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
1943: January-April	$318,650	31.0	$84,720	8.3	$209,484	20.4	$36,598	3.6	$225,906	22.0	$151,183	14.7	$1,026,541	100.0
April	101,135	32.7	24,558	8.0	63,385	20.5	11,122	3.6	65,807	21.3	42,950	13.9	308,957	100.0
May	107,221	32.8	24,435	7.5	65,688	20.1	12,940	3.9	70,054	21.4	46,754	14.3	327,092	100.0
June	113,431	32.5	26,613	7.6	65,656	18.8	14,718	4.2	75,183	21.6	53,445	15.3	349,046	100.0
July	116,406	33.1	25,586	7.3	64,766	18.4	15,329	4.4	78,594	22.3	50,835	14.5	351,516	100.0
August	119,385	33.6	24,072	6.8	68,043	19.1	15,061	4.2	78,455	22.1	50,416	14.2	355,432	100.0
September	126,586	33.2	23,996	6.3	72,140	19.0	15,332	4.0	83,320	21.9	59,435	15.6	380,809	100.0
October	122,832	31.8	25,141	6.5	74,875	19.4	15,023	3.9	87,430	22.6	61,002	15.8	386,303	100.0
November	111,818	31.6	23,115	6.5	64,877	18.3	15,141	4.3	82,307	23.3	56,415	16.0	353,673	100.0
December	101,176	30.6	22,188	6.7	66,699	20.1	12,227	3.7	76,432	23.1	52,267	15.8	330,989	100.0
1944: January-April	440,231	32.6	81,669	6.0	265,534	19.7	42,618	3.2	323,448	24.0	195,601	14.5	1,349,101	100.0
January	89,887	29.8	20,585	6.8	62,180	20.6	9,731	3.2	72,600	24.0	46,966	15.6	301,949	100.0
February	101,705	32.8	18,753	6.1	60,346	19.5	9,294	3.0	72,246	23.3	47,300	15.3	309,644	100.0
March	121,210	32.9	22,660	6.1	70,570	19.2	11,255	3.1	89,136	24.2	53,409	14.5	368,240	100.0
April	127,429	34.5	19,671	5.3	72,438	19.6	12,338	3.4	89,466	24.2	47,926	13.0	369,268	100.0

Table 10.—SAVINGS—Sales of war bonds[1]

[Thousands of dollars]

Period	Series E	Series F	Series G	Total	Redemptions
1941[2]	$1,622,496	$207,681	$1,184,868	$3,015,045	$13,601
1942	5,988,849	652,044	2,516,065	9,156,958	245,547
1943	10,344,369	745,123	2,639,908	13,729,402	1,506,894
April	1,006,786	109,517	353,421	1,469,724	95,458
May	995,234	85,893	253,857	1,334,984	97,488
June	696,213	35,149	144,128	875,491	134,822
July	682,871	37,579	169,241	889,691	131,424
August	661,200	28,095	112,434	801,729	144,966
September	1,400,159	138,984	387,412	1,926,555	148,498
October	1,340,148	93,124	274,877	1,708,150	137,496
November	665,293	23,449	109,404	798,146	164,412
December	727,558	24,081	101,378	853,017	200,840
1944					
January	1,084,637	126,825	486,942	1,698,404	180,965
February	2,102,345	157,422	521,702	2,781,469	177,980
March	575,714	22,933	110,347	709,054	261,549
April	605,709	19,306	113,528	738,543	230,614

[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 11.—SAVINGS—Held by institutions

[Thousands of dollars]

End of period	Insured savings and loans[1]	Mutual savings banks[2]	Insured commercial banks[3]	Postal savings[4]
1941: December	$2,597,525	$10,489,679	$13,261,402	$1,314,360
1942: June	2,736,258	10,354,533	13,030,610	1,315,523
December	2,983,310	10,620,957	13,820,000	1,417,406
1943: April	3,143,943			1,517,167
May	3,194,029			1,546,397
June	3,270,834	11,104,706	14,870,000	1,577,526
July	3,318,900			1,620,194
August	3,362,380			1,659,545
September	3,389,891			1,683,381
October	3,435,798			1,715,579
November	3,488,270			1,752,439
December	3,573,896	11,707,000	16,157,993	1,787,879
1944: January				1,833,145
February				1,866,563
March	3,710,356			1,905,748
April				1,946,372

[1] Private repurchasable capital as reported to the FHLB Administration.
[2] *Month's Work.* All deposits.
[3] FDIC. Time deposits evidenced by saving passbooks. Estimated since June 1942.
[4] Balance on deposit to credit of depositors, including unclaimed accounts. April 1944 total is unaudited.

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

[Thousands of dollars]

Federal Home Loan Bank	Lending operations April 1944		Principal assets April 30, 1944			Capital and principal liabilities April 30, 1944			Total assets April 30, 1944[1]
	Advances	Repayments	Advances outstanding	Cash[1]	Government securities	Capital[2]	Debentures	Member deposits	
Boston	$186	$4,498	$6,131	$6,350	$12,915	$19,763	$3,000	$1,687	$25,466
New York	85	1,817	11,999	1,272	26,681	27,223	9,000	3,807	40,076
Pittsburgh	734	1,419	9,357	2,339	13,094	16,481	8,000	328	24,873
Winston-Salem	385	2,506	6,730	2,837	8,437	17,664	0	389	18,054
Cincinnati	186	1,079	5,564	2,580	25,273	25,286	3,500	4,726	33,531
Indianapolis	30	1,334	8,272	924	17,182	13,981	8,000	4,442	26,459
Chicago	434	2,611	12,649	3,522	15,831	22,349	4,000	5,702	32,077
Des Moines	4	1,685	3,854	2,054	15,091	12,411	7,000	1,622	21,060
Little Rock	250	745	4,753	1,718	10,629	12,478	3,000	175	17,165
Topeka	125	158	3,376	777	8,667	10,860	1,500	498	12,865
Portland	0	718	1,101	1,050	8,879	8,473	1,800	799	11,079
Los Angeles	1,049	1,631	8,859	1,751	22,539	15,524	15,500	2,161	33,243
April 1944 (All Banks)	3,468	20,201	82,645	27,174	185,218	202,493	64,300	26,336	295,948
March 1944	3,190	17,965	99,378	30,237	164,706	201,684	64,300	24,207	294,975
April 1943	16,728	7,965	87,369	15,621	151,568	195,098	35,000	25,043	255,359

[1] Includes interbank deposits.
[2] Capital stock, surplus, and undivided profits.

Table 13.—INSURED ASSOCIATIONS—
Progress of institutions insured by the FSLIC [1]

[Dollar amounts are shown in thousands]

Period and class of association	Number of associations	Total assets	Operations: New mortgage loans	New private investments	Private repurchases	Repurchase ratio
ALL INSURED						
1943: April	2,417	$3,757,464	$69,604	$83,242	$47,171	56.7
May	2,422	3,811,473	69,471	78,294	33,684	43.0
June	2,428	3,880,999	76,899	103,939	33,704	32.4
July	2,435	3,875,269	77,994	134,065	97,117	72.4
Aug	2,433	3,920,852	83,068	94,229	50,250	53.3
Sept	2,440	4,037,926	87,878	83,970	60,019	71.5
Oct	2,439	4,081,472	81,929	87,692	45,104	51.4
Nov	2,442	4,127,212	72,936	90,023	43,137	47.9
Dec	2,447	4,182,728	70,973	118,496	37,885	32.0
1944: Jan	2,451	4,218,521	59,704	153,276	104,839	68.4
Feb	2,453	4,287,788	73,164	94,831	59,890	63.2
March	2,452	4,327,868	87,163	104,494	56,693	54.3
Apr	2,453	4,374,338	91,344	103,713	48,392	46.7
FEDERAL						
1943: April	1,466	2,349,831	42,717	53,675	27,774	51.7
May	1,466	2,380,241	41,835	50,732	20,045	39.5
June	1,468	2,426,079	46,730	68,235	19,586	28.7
July	1,468	2,408,687	48,370	87,444	64,073	73.3
Aug	1,466	2,438,803	51,172	61,351	31,253	50.9
Sept	1,471	2,523,737	54,100	53,138	37,274	70.1
Oct	1,468	2,550,973	50,576	56,490	26,825	47.5
Nov	1,467	2,580,481	44,804	57,915	24,373	42.1
Dec	1,466	2,617,431	43,647	76,677	21,569	28.1
1944: Jan	1,467	2,637,410	37,076	100,496	68,509	68.2
Feb	1,467	2,685,310	44,144	61,545	37,548	61.0
March	1,466	2,709,897	53,883	68,276	36,182	53.0
April	1,466	2,737,017	57,045	68,549	30,279	44.2
STATE						
1943: April	951	1,407,633	26,887	29,567	19,397	65.6
May	956	1,431,232	27,636	27,562	13,639	49.5
June	960	1,454,920	30,169	35,704	14,118	39.5
July	967	1,466,582	29,624	46,621	33,044	70.9
Aug	967	1,482,049	31,896	32,878	18,997	57.8
Sept	969	1,514,189	33,778	30,832	22,745	73.8
Oct	971	1,530,499	31,353	31,202	18,279	58.6
Nov	975	1,546,731	28,132	32,108	18,764	58.4
Dec	981	1,565,297	27,326	41,819	16,316	39.0
1944: Jan	984	1,581,111	22,628	52,780	36,330	68.8
Feb	986	1,602,478	29,020	33,286	22,342	67.1
March	986	1,617,971	33,280	36,218	20,511	56.6
April	987	1,637,321	34,299	35,164	18,113	51.5

[1] Balance sheet items, formerly shown each month, now appear only in the February, May, August, and November issues of the REVIEW.

Table 14.—FHA—Home mortgages insured [1]

[Premium paying; thousands of dollars]

Period	Title II: New	Title II: Existing	Title VI	Total insured at end of period [2]
1943: April	$ 3,463	$12,704	$35,878	$4,907,749
May	2,894	15,248	39,511	4,965,402
June	2,606	16,759	41,629	5,026,396
July	2,424	18,502	43,445	5,090,767
August	1,563	18,519	49,518	5,160,367
September	1,479	18,737	46,365	5,226,948
October	818	18,856	48,571	5,295,193
November	833	20,499	48,421	5,364,946
December	747	17,401	42,979	5,426,073
1944: January	592	18,397	49,003	5,494,065
February	249	13,795	40,616	5,548,725
March	250	12,729	41,620	5,603,324
April	130	13,200	36,793	5,653,447

[1] Figures represent gross insurance written during the period and do not take account of principal repayments on previously insured loans.
[2] Includes Title I, Class 3, amounts that were shown prior to January 1943.

Table 15.—FORECLOSURES—now appears quarterly in February, May, August, and November.

Insured Associations

(*Continued from p. 250*)

Federal Savings and Loan Associations

Although the number of Federal savings and loan associations remained unchanged at 1,466 during April, their total resources increased $27,000,000 to $2,737,000,000. Federal Home Loan Bank advances to these institutions declined by $14,000,000 during the month and new private investments in shares exceeded repurchases by $38,000,000. [Table 13.]

Progress in number and assets of Federals

[Dollar amounts are shown in thousands]

Class of association	Number: Apr. 30, 1944	Number: Mar. 31, 1944	Approximate assets: Apr. 30, 1944	Approximate assets: Mar. 31, 1944
New	637	637	$901,892	$891,547
Converted	829	829	1,835,125	1,818,350
Total	1,466	1,466	2,737,017	2,709,897

Five Point Program to Curb Inflation

(*Continued from p. 237*)

have already been presented to the various State supervisory officials and to a number of State and national trade organizations. The numerous responses that have been received within the first few weeks following distribution demonstrate a thorough recognition of the problem and a whole-hearted approval of the program.

The approach to the problem is one which calls for the utmost in voluntary cooperation of private industry and Government in fending off a common danger. It calls upon business to exercise its capacity for self-restraint and offers full cooperation to State supervisory bodies and trade organizations as well as to individual institutions in their efforts to arrest developments which, if they are allowed to continue, may threaten not only the future of the home-financing industry but also endanger seriously the entire economic structure of our country.

QUARTERLY TABLES

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

[Dollar amounts are shown in thousands]

Period	Due on original loans	Due on property sold	Properties owned: Book value	Properties owned: Number[1]
1940: April	$1,764,672	$254,266	$421,510	68,535
1941: April	1,558,930	340,611	316,266	47,588
1942: April	1,347,703	360,762	265,159	37,176
1943: April	1,123,656	358,966	207,571	27,864
May	1,101,463	358,758	199,435	26,582
June	1,081,053	360,101	187,952	24,935
July	1,059,151	359,394	179,103	23,728
August	1,038,512	361,356	165,667	21,943
September	1,018,805	364,506	149,788	19,915
October	997,970	370,447	129,005	17,217
November	978,074	376,318	108,099	14,509
December	959,818	378,284	94,140	12,744
1944: January	939,852	378,248	82,571	11,267
February	921,987	377,518	73,789	10,160
March	902,923	376,205	64,683	8,955
April	885,304	375,093	55,456	7,735

[1] Includes reacquisitions of properties previously sold.

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

[Dollars amounts are shown in thousands]

Type of operation	Treasury: Federals[2]	Home Owners' Loan Corporation: Federals	Home Owners' Loan Corporation: State members	Home Owners' Loan Corporation: Total
October 1935–March 1944:				
Applications:				
Number	1,862	4,708	997	5,705
Amount	$50,401	$213,601	$66,595	$280,196
Investments:				
Number	1,831	4,241	740	4,981
Amount	$49,300	$178,316	$45,541	$223,857
Repurchases	$44,559	$142,679	$34,575	$177,254
Net outstanding investments	$4,741	$35,637	$10,966	$46,603
First quarter 1944:				
Applications:				
Number	0	0	0	0
Amount	0	0	0	0
Investments:				
Number	0	0	0	0
Amount	0	0	0	0
Repurchases	$2,143	$12,922	$3,761	$16,683

[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.—FHLBS—Membership in the Federal Home Loan Bank System

[Dollar amounts are shown in thousands]

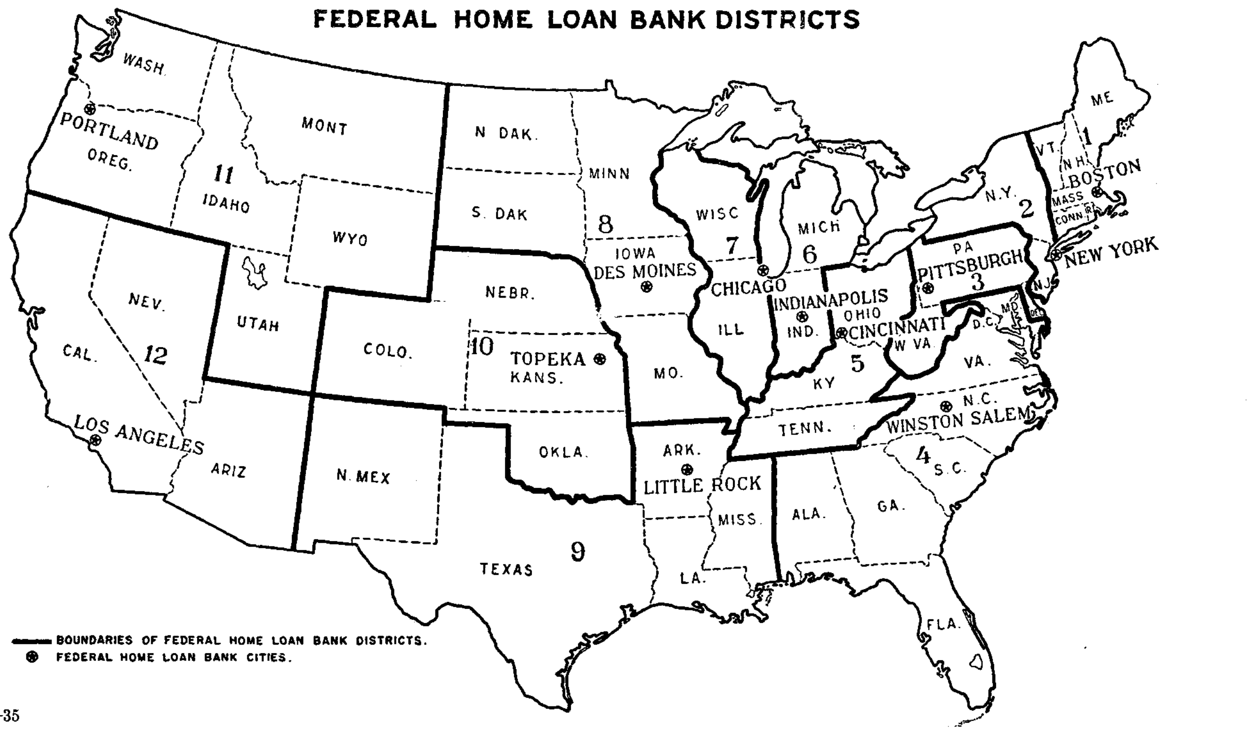
Type of institution	1944 March: Number	1944 March: Assets	1943 December: Number	1943 December: Assets	1943 March: Number	1943 March: Assets	1942 March: Number	1942 March: Assets
All members	3,731	$6,531,180	3,748	$6,345,449	3,781	$5,820,090	3,819	$5,435,117
Savings and loan associations	3,688	5,690,372	3,705	5,540,817	3,736	5,055,500	3,778	4,771,399
Federal	1,466	2,709,897	1,466	2,617,431	1,467	2,300,638	1,461	2,137,579
Insured State	982	1,612,275	977	1,559,617	944	1,384,663	893	1,191,659
Uninsured State	1,240	1,368,200	1,262	1,363,769	1,325	1,370,199	1,424	1,442,161
Mutual savings banks	22	451,429	22	441,617	22	415,199	15	263,824
Insurance companies	21	389,379	21	363,015	23	349,391	26	399,894

Table 19.—WAR HOUSING—Progress of war-housing construction program

Type of construction	Total number of accommodations allocated to localities: As of Mar. 31, 1944	As of Dec. 31, 1943	As of Sept. 30, 1943	Number of accommodations under construction: As of Mar. 31, 1944	As of Dec. 31, 1943	As of Sept. 30, 1943	Number of accommodations completed: As of Mar. 31, 1944	As of Dec. 31, 1943	As of Sept. 30, 1943
Privately financed: [1]									
Conversion	207,573	210,176	207,160	3,723	3,871	3,070	185,392	182,437	179,303
New construction	822,839	824,441	[2] 790,133	73,263	78,536	83,581	664,102	629,116	[2] 588,915
Publicly financed: [3]									
Single-person units, new construction	163,055	160,881	159,772	8,085	16,847	28,582	153,326	143,051	128,700
Family units:									
Conversion (HOLC)	54,349	55,573	61,288	17,181	19,363	15,640	25,136	15,093	5,980
New construction	520,467	512,477	498,538	49,476	67,712	94,163	462,359	432,331	377,711
Stop-gap accommodations	63,735	52,946	49,662	7,425	6,409	10,555	50,763	45,108	37,509

[1] Represents privately financed war housing built with P-55 priority orders plus an estimated 302,000 new units and 175,000 converted units built without P-55 orders. The totals include a small number of new and converted single person units.
[2] Revised. For purposes of consistency with data reported by the Bureau of Labor Statistics in its survey of "New Housing for War Workers, 1940–1943" (*Monthly Labor Review*, September 1943, pp 513–520) the estimate of new units built without priority assistance was revised upward from 297,000 to 302,000 units.
[3] Data revised as of Apr. 30, 1944. Excludes suspended, canceled and limited projects, but includes 34,849 units (8,138 family units, 6,897 single person units and 19,814 stop-gap accommodations) in completed projects which have been removed to other localities, sold, converted to nonresidential use or placed in standby status.

FEDERAL HOME LOAN BANK DISTRICTS



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