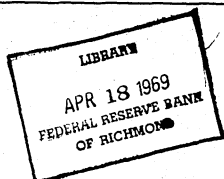


**CONFIDENTIAL**

DECONTROLLED AFTER SIX MONTHS

L.5.8 Confidential (F.R.)

Apr. 74, 1969



# CAPITAL MARKET DEVELOPMENTS

---

Capital Markets Section, Division of Research and Statistics,  
Board of Governors of the Federal Reserve System, Washington, D. C.

---

INDEX

- 3-5    Developments in the Corporate and Municipal Bond Markets
- 6-7    Capital Market Yields
- 8-13   Capital Market Volume
- 14-17   Stock Market
- 18-33   Mortgage Market

TABLE 1: Yields, Volume and Reception

WEEK ENDING:	CORPORATE BOND MARKET				
	YIELDS		VOLUME <sup>2</sup>		
	NEW ISSUE <sup>1</sup>	MOODY'S Aaa	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1969 - Mar. 7	--	6.72	160	50	525
14	7.23	6.75	230	25	573
21	7.57	6.94	226	100	813
28	7.46	6.99	185	97	513
Apr. 4	7.28	6.99	196	90	635
11	7.31	6.97	<u>e</u> /400	100	--
18e	n.a.	n.a.	<u>e</u> /170	n.a.	n.a.
WEEK ENDING:	MUNICIPAL BOND MARKET				
	YIELDS		VOLUME <sup>2</sup>		
	MOODY'S Aaa	BOND BUYER 20 BOND INDEX	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1969 - Mar. 7	4.90	5.19	94	75	408
14	4.92	5.26	88	90	575
21	5.02	5.29	112	83	741
28	5.02	5.30	154	84	849
Apr. 4	5.00	5.25	280	79	969
11	5.05	5.29	<u>e</u> /420	87	791
18e	n.a.	n.a.	<u>e</u> /350	n.a.	n.a.

<sup>1</sup> Derived by adjusting to an Aaa basis, new issues of publicly-offered, corporate bonds with call protection, rated A, Aa, or Aaa by Moody's Investors Service (except serial and convertible issues, offerings of natural gas pipeline and foreign companies, and bonds guaranteed by the Federal Government.)

<sup>2</sup> Millions of dollars unless otherwise indicated.

n. a.-- Not available.

TABLE 2: Details on Inventories

CORPORATE BONDS IN SYNDICATE END OF LATEST WEEK							
DATE OFFERED	AMOUNT (MIL. \$)	ISSUER	COUPON	ORIGINAL YIELD	RATING AND CALL PROTECTION	ESTIMATED PRO-PORTION SOLD	
4/2	25.0	Hudson Bay Oil & Gas	7.85	7.85	A 5 yrs.	40%	

CORPORATE BONDS RELEASED FROM SYNDICATE DURING LATEST WEEK								
DATE		AMOUNT	ISSUER	COUPON	ORIGINAL YIELD	INCREASE IN YIELD	RATING AND CALL PROT.	ESTIMATED PRO-PORTION RELEASED
OFFERED	RELEASED							

NONE

INVENTORIES <sup>1</sup>				
DATE	MUNICIPALS		CORPORATES	
	BLUE LIST	IN SYNDICATE	IN SYNDICATE	
1969 - Mar. 14	456	111	112	
21	400	83	0	
28	356	68	5	
Apr. 4	<u>f</u> /356	106	17	
11g/	382	140e	15	

N.C. - No call protection. p Daily average of three days ended Wednesday. <sup>1</sup> Blue List is daily average; others as of Friday; in millions of dollars. e/ Estimated.

# **BONDS IN SYNDICATE**

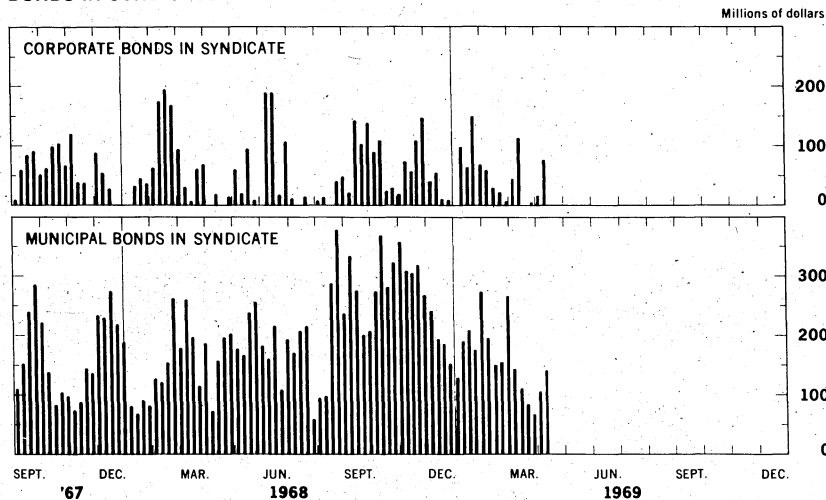


TABLE 3: High Grade Bond Yields

DATE	NEW CORPORATE ISSUES (ADJUSTED TO Aaa BASIS)	MOODY'S SEASONED CORPORATE Aaa <sup>1</sup>	U.S. GOVERNMENT 20-YEAR CONSTANT MATURITIES <sup>2</sup>	SEASONED STATE AND LOCAL GOVERNMENT Aaa <sup>3</sup>
1966 - High	5.99(9/2)	5.52(9/9)	5.04(2/9)	4.04(8/25)
Low	4.82(1/7)	4.73(1/7)	4.50(1/21)	3.39(1/10)
1967 - High	6.55(12/8)	6.24(2/29)	5.73(11/7)	4.15(12/28)
Low	5.11(2/10)	5.00(2/10)	4.48(1/20)	3.25(2/9)
1968 - High	7.02(12/13)	6.53(12/27)	5.90(12/20)	4.57(12/26)
Low	6.13(8/30)	5.95(9/13)	5.18(8/9)	3.80(8/8)
1969 - Mar. 14	7.23	6.75	6.24	4.92
21	7.57	6.94	6.27	5.02
28	7.46	6.99	6.22	5.02
Apr. 3	7.28	6.99	6.17	5.00
11p/	7.32	6.97	6.11	5.08

p Preliminary.

1 Weekly average of daily figures. Average term of bonds included is 22-24 years.

2 Weekly average of daily figures.

3 Thursday figures. Only general obligation bonds are included; average term is 20 years.

SOURCE: MOODY'S INVESTORS SERVICE

Note--Highs and lows are for individual series and may be on different dates for different series.

# HIGH GRADE BOND YIELDS

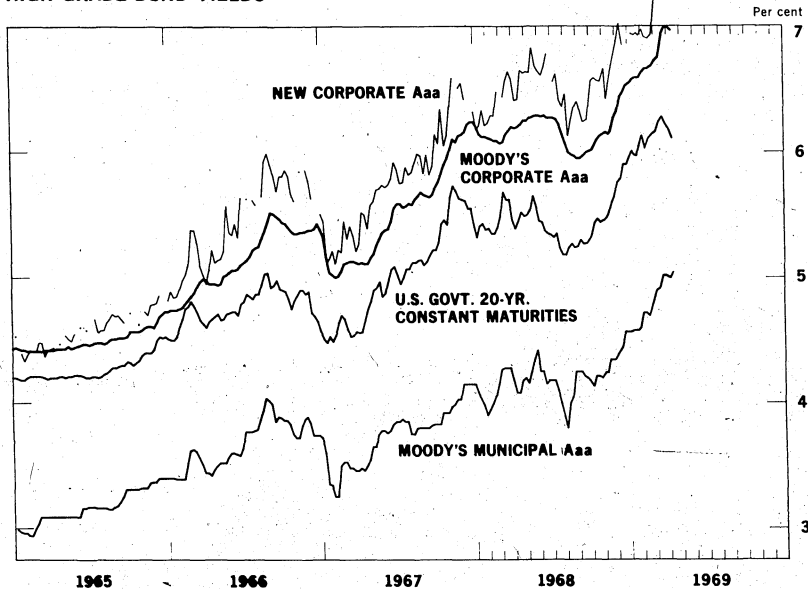


TABLE 4: Long-term Corporate and State and Local Government  
Security Offerings and Placements  
(In millions of dollars)

PERIOD	NEW CAPITAL					
	CORPORATE <sup>1</sup>			STATE AND LOCAL <sup>2</sup>		
	1969p	1968	1967	1969 p	1968	1967
January	2,000e/	1,706	1,648	1,237	1,138	1,482
February	1,875e/	1,568	1,398	973	1,156	1,196
March	1,950e/	1,740	2,317	450e/	1,394	1,438
April	1,925e/	1,385	1,973	750e/	1,314	1,111
May		1,825	1,474		1,140	1,229
June		2,334	2,611		1,396	1,497
July		2,091	2,457		1,466	943
August		1,394	2,406		1,688	858
September		1,497	1,723		1,435	1,300
October		2,100e/	2,289		2,227	974
November		1,725e/	1,467		997	1,400
December		2,000e/	2,336		1,112	1,182
1st Quarter	5,825e/	5,014	5,364	2,662e/	3,698	4,119
2nd Quarter		5,544	6,058		3,850	3,837
3rd Quarter		4,982	6,584		4,589	3,131
4th Quarter		5,825e/	6,092		4,336	3,556
1st half		10,558	11,421		8,925	7,956
Three quarters		15,540	18,007		12,127	11,087
Year		21,365e/	24,098		16,463	14,643
Excluding finance companies <sup>3</sup>						
1st Quarter		4,943	5,207			
2nd Quarter		5,265	5,913			
3rd Quarter		4,882	6,338			
4th Quarter			5,657			
Year			23,115			

e Estimated by Federal Reserve.

p Preliminary.

1 Securities and Exchange Commission estimates of net proceeds.

2 Investment Bankers Association of America estimates of principal amounts.

3 Total new capital issues excluding offerings of sales and consumer finance companies.



TABLE 5: New Corporate Security Issues, Type of Issue and Issuer  
(In millions of dollars)

QUARTER OR MONTH	GROSS PROCEEDS FOR NEW CAPITAL AND REFUNDING <sup>1</sup>						NET PROCEEDS FOR NEW CAPITAL <sup>1 2</sup>			
	TOTAL	BONDS		COMMON AND PFD. STOCK	MEMO:		MFG.	PUBLIC UTILITY	COMMUNI- CATIONS	OTHER ISSUES
		PUBLICLY OFFERED	PRIVATELY PLACED		ISSUES INCLUDED					
					FOREIGN	CONVERTIBLE				
1967 - III	6,833	4,604	1,551	678	234	1,632	2,792	1,219	595	1,976
IV	6,294	3,107	2,137	1,051	93	1,327	2,527	1,255	269	2,040
1968 - I	5,178	2,465	1,724	989	313	584	1,855	1,394	411	1,356
II	5,705	3,105	1,644	956	172	758	1,653	1,201	529	2,159
III	5,133	2,606	1,361	1,166	124	1,037	1,599	1,143	483	1,758
IV	5,951	2,555	1,922	1,474	113	902	e/1,675	e/1,385	e/305	e/2,460
1969 - Ie/	5,937	2,593	1,791	1,553	n. a.	n. a.	1,575	1,320	410	2,520
1968 - Mar.	1,800	766	593	441	236	199	761	431	78	469
Apr.	1,428	719	438	271	31	139	353	178	189	663
May	1,867	1,046	521	300	89	380	550	549	103	622
June	2,418	1,340	685	385	52	239	750	474	237	874
July	2,144	1,244	528	372	47	605	818	236	236	801
Aug.	1,433	637	400	396	49	211	349	438	92	515
Sept.	1,556	725	433	398	28	221	432	469	155	442
Oct.	2,129	1,009	595	525	24	365	e/625	e/665	e/110	e/700
Nov.	1,767	939	362	466	49	211	e/410	e/410	e/155	e/750
Dec.	2,055	607	965	483	40	326	e/640	e/310	e/40	e/1,010
1969 - Jan.	2,022	978	591	453	104	371	e/500	e/575	e/150	e/775
Feb.	1,910	810	550	550	n. a.	n. a.	e/675	e/325	e/60	e/815
Mar. e/	2,005	805	650	550	n. a.	n. a.	e/400	420	200	930

p Preliminary. e Estimated by Federal Reserve. <sup>1</sup> Gross proceeds exceed net proceeds by the cost of flotation. <sup>2</sup> For total see Table 4; other issuers are extractive, railroad and other transportation, real estate and finance, and commercial and other. SOURCE: Securities and Exchange Commission. Quarterly supplements are available.

TABLE 6: Large Long-term Public Security Issues for New Capital  
(Other than U.S. Treasury)

01

\* April 1 through April 11, 1969

ISSUER	TYPE <sup>2</sup>	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
<u>Corporate</u>						
Public Service Elec. & Gas Company	1st & ref. mtg. bds.	75.0	1999	7-5/8	7.50	Aa
*Continental Airlines, Inc.	Com. stk.	21.6				
*Public Tel. & Tel. Co.	Com. stk.	15.3				
*Security National Bank	Com. stk.	17.3				
Marine Midland Banks	Debs.	60.0	1994	7-5/8	7.67	--
Southern Calif. Edison Co.	Com. stk.	54.4				
Mortgage Investment Group	Units	45.0				
Union Tank Car Co.	Equip. tr. ctfs.	20.0	1989	7-5/8	7.87	A
*Dayton Power & Light Co.	Cum. pfd. stk.	15.3				
Sybron Corp	S. F. Debs.	30.0	1994	7-1/2	7.64	A
Dillingham Corp.	Conv. sub. debs.	50.0	1994	5-1/2	5.50	B
Continental Computer Assoc.	Conv. sub. debs.	15.0	1989	6-1/2	6.50	--
Texas Power & Light Co.	S. F. debs.	20.0	1994	7-3/4	7.65	Aa
Texas Power & Light Co.	Pfd. stk.	30.0				
Commonwealth Edison Co.	1st mtg. bds.	75.0	1974	7.30	7.30	Aaa
Florida Gas Co.	Conv. debs.	15.0	1989	5-3/4	5.75	n.a.
Pacific Gas & Elec. Co.	1st mtg. bds.	80.0	2001	7-1/2	7.45	Aa

TABLE 6: Large Long-term Public Security Issues for New Capital (continued)  
(Other than U.S. Treasury)<sup>1</sup>

April 1 through 11, 1969

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
<u>Other</u> <sup>2/</sup> Hudson's Bay Oil & Gas Co. Ltd. (Canada) Federal Land Banks	Coll. tr. bds.	25.0	1994	7.85	7.85	A
	Consol. farm loan bds.	181.0	1971	6.80	6.80	--

\* Rights offering.

1 Includes corporate and other security offerings of \$15 million and over;  
State and local security offerings of \$10 million and over.

2 Includes foreign government and International Bank for Reconstruction and  
Development issues and non-guaranteed issues by Federal Agencies.

3 In case of State and local government securities, G.O. denotes general obligation;  
Rev.-Ut., revenue obligations secured only by income from public utilities;  
Rev.-Q.-Ut., revenue bonds secured only by income from quasi-utilities; Rev.-S.T.,  
revenue bonds secured by revenue from specific taxes only; Rev.-Rent., revenue  
bonds secured solely by lease payments.

4 \$3 million of this issue had a net interest cost of 5.51%.

TABLE 7: Forthcoming Large Long-term Public Security Offerings for New Capital  
(Other than U.S. Treasury)<sup>1</sup>

As of April 11, 1969.

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
<u>Corporate</u>			
*Northwest Airlines	Com. stk.	79.7	April 15 (rts.exp.)
Inland Steel Co.	1st mtg. bds.	50.0	April 15
General Tel. Co. of Mich.	Debs.	22.0	April 15
*Public Service Co. of New Mexico	1st mtg. bds.	15.0	April 15
Teledyne, Inc.	Debs.	30.0	April 16
*Wisconsin Public Service Company	1st mtg. bds.	25.0	April 16
Tenneco, Inc.	Debs. w/w	100.0	April 21
Sunshine Mining	Conv. sub. debs.	25.0	April 17
Fruehauf Corporation	Conv. debs.	75.0	April 22
Amfac Inc.	Conv. debs.	35.0	April 23
Host International, Inc.	Conv. debs.	20.0	April 23
Maryland Cup Corporation	Conv. debs.	15.0	April 23
Potomac Edison Company	Bonds	15.0	April 23
Mass. Electric Co.	1st mtg. bds.	15.0	April 24
Delmarva Pwr. & Lt. Co.	Pfd. stk.	20.0	April
*Columbus & Southern Ohio Elec. Co.	Debs.	25.0	May 1
*Mid-Continent Realty Corp.	Conv. debs.	16.0	May 5
C. & P. Tele. Co. of West Virginia	Debs.	40.0	May 6
Union Electric Co.	1st mtg. bds.	70.0	May 5
*Cincinnati Gas & Elec. Co.	1st mtg. bds.	50.0	May 13
Wisconsin Elec. Pwr. Co.	1st mtg. bds.	40.0	May 14
Kentucky Utilities Co.	1st mtg. bds.	25.0	May 19
Houston Lighting & Power Company	1st mtg. bds.	40.0	May 22
Jersey Central Power & Light Co.	1st mtg. bds.	33.0	May 26
Long Island Lighting Co.	1st mtg. bds.	40.0	May 28
Consumers Power Co.	Pfd. stk.	35.0	May
*Illinois Bell Tele. Co.	1st mtg. bds.	150.0	June 17
Beneficial Finance	Debs.	50.0	Indefinite
Alexander's Dept. Stores	Com. stk.	20.0	Indefinite
Gamble-Skogmo, Inc.	Cap. notes	20.0	Indefinite
*Household Finance Corp.	Bonds	50.0	Indefinite
*Hoener Waldorf Corp.	Conv. debs.	30.0	Indefinite

TABLE 7: Forthcoming Large Long-term Public Security Offerings for New Capital  
(Other than U.S. Treasury)<sup>1</sup>  
(continued) As of April 11, 1959.

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
<u>State &amp; local Government</u>			
New York, New York	G.O.	111.1	April 15
Delaware River Port Auth., New Jersey	Rev.	140.0	April 23
San Francisco B.A.R.T.	G.O.	70.0	April 17
*Atlanta, Georgia	Rev.	18.0	April 17
*Tallahassee, Florida	Rev.	19.0	April 21
Ohio, State of	G.O.	45.0	April 22
Phila. Sch. Dist., Pa.	G.O.	30.0	April 22
Boulder Valley Sch. Dist.			
#R-2, Colo.	G.O.	10.0	April 22
Indianapolis San. Dist.	Bonds	14.3	April 22
Phoenix Civic Plaza Bldg., Arizona	Rev.	18.0	April 22
Baltimore Co., Maryland	G.O.	18.0	April 23
Genesee Co., Michigan	G.O.	30.7	April 24
Penna. State Pub. Sch. Bldg. Auth.	Bonds	32.0	April 29
N.Y. State Housing Finance Agency	Rev.-Rent.	60.0	April 30
Hawaii, State of	Rev.	30.0	April
Lancaster Area Swr. Auth., Pennsylvania	Rev.	19.0	April
*Los Angeles Dept. of Wtr. Power	Bonds	39.0	May 28
Minnesota, State of	G.O.	33.8	Indefinite
Richmond Metro. Auth., Virginia	Bonds	100.0	Indefinite
Cobb Co., Georgia	Rev.-Ut.	37.0	Indefinite
King Co., Washington	G.O.	33.5	Indefinite
<u>Other</u> <sup>2/</sup>			
Neon Products of Canada, Ltd.	Conv. debts.	20.0	April 23

\* Included in table for first time.

1 Includes corporate and other issues of \$15 million and over; State and local Government issues of \$10 million and over.

2 Includes foreign government and International Bank for Reconstruction and Development issues and non-guaranteed issues of Federal Agencies.

Note: Postponements this week: East Baton Rouge Parish, La. -- \$10 million revenue issue.

TABLE 8: Stock Prices and Volume

DATE	STOCK PRICES <sup>1</sup>			TRADING VOLUME <sup>2</sup>	
	S&P 500 <sup>3</sup>	D.J. - IND.	AMEX <sup>4</sup>	NYSE	AMEX
1966 - High	94.06(2/9)	995.15(2/9)	17.00(4.21)	10.7(4/15)	6.1(4/15)
Low	73.02(10/7)	774.32(10/7)	12.07(10/7)	5.0(9/23)	1.3(9/23)
1967 - High	97.59(9/25)	943.08(9/25)	24.52(12/29)	12.3(12/29)	6.7(10/27)
Low	80.38(1/3)	786.41(1/3)	13.78(1/27)	6.9(1/6)	2.1(1/6)
1968 - High	108.37(11/29)	985.21(12/3)	33.25(12/20)	17.1(7/12)	9.2(5/31)
Low	87.72(3/5)	825.13(3/21)	22.00(3/22)	8.2(3/29)	2.9(3/29)
1969 - Mar. 7	98.65	911.18	29.61	9.9	4.5
14	98.00	904.28	29.48	9.2	3.8
21	99.63	920.00	30.00	10.0	4.3
28	101.51	935.48	30.53	10.7	5.0
Apr. 3	100.68	927.30	30.25	10.9	4.3
	101.65	933.46	30.31	10.8	5.0

p Preliminary.

<sup>1</sup> Figures, except highs and lows are Friday's only. Highs and lows are for the year and are not necessarily for Friday's.<sup>2</sup> Averages of daily trading volume on the New York and American Stock Exchanges. Millions of shares.<sup>3</sup> 1941-43 = 10<sup>4</sup> Based on actual dollar value, rather than a formula.

## STOCK PRICES AND TRADING VOLUME

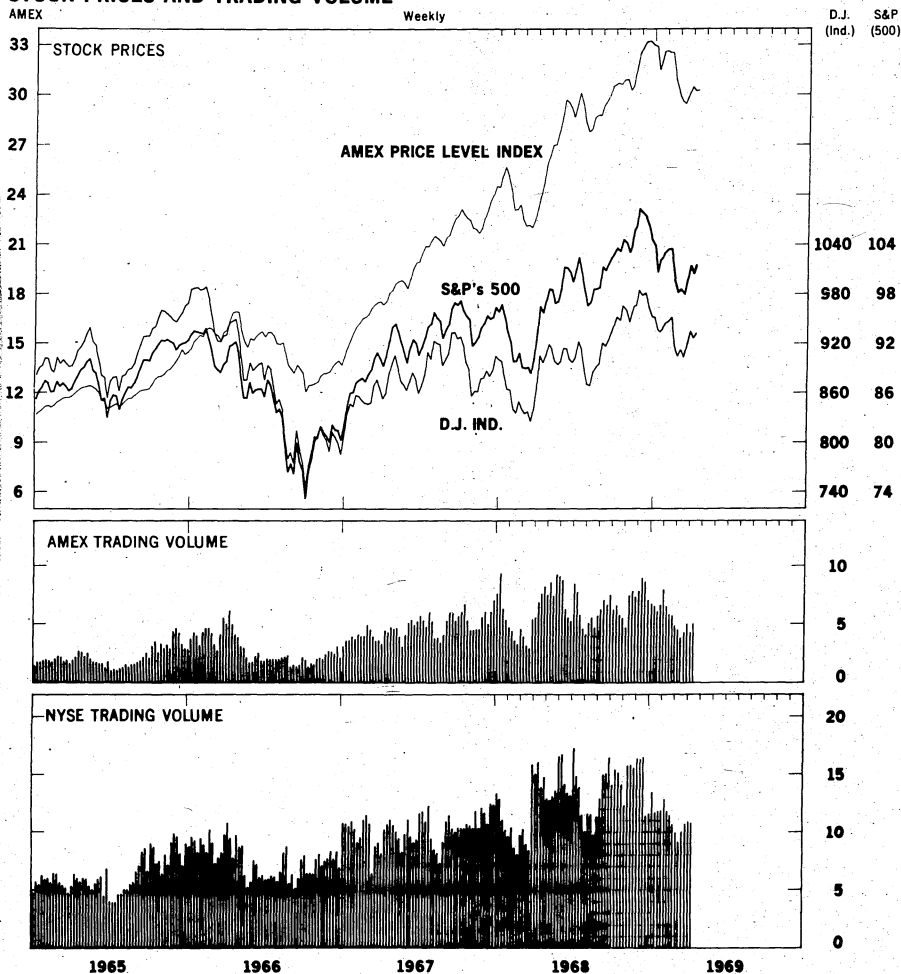


TABLE 9: Stock Market Credit

END OF PERIOD	CREDIT EXTENDED TO CUSTOMERS BY:			CUSTOMERS' NET DEBIT BALANCES	CUSTOMERS' NET FREE CREDIT BALANCES	NET CREDIT EXTENDED BY BROKERS AND DEALERS <sup>3</sup>
	BROKERS <sup>1</sup>	BANKS <sup>2</sup>	TOTAL			
<b>Outstanding:</b>						
1968 - Feb.	6,150	2,420	8,570	7,419	2,768	4,651
Mar.	6,190	2,370	8,560	7,248	2,692	4,556
Apr.	6,430	2,350	8,780	7,701	2,979	4,722
May	6,640	2,360	9,000	8,268	3,064	5,204
June	6,690	2,410	9,100	8,728	3,293	5,435
July	6,500	2,420	8,920	8,861	3,269	5,592
Aug.	6,460	2,490	8,950	8,489	2,984	5,505
Sept.	6,390	2,520	8,910	8,724	3,126	5,590
Oct.	6,250	2,560	8,810	8,859	3,407	5,452
Nov.	6,200	2,630	8,830	9,029	3,419	5,610
Dec.	6,200	2,710	8,900	9,790	3,717	6,073
1969 - Jan.	5,910	2,750	8,660	9,107	3,597	5,510
Feb.	5,710	2,810	8,520	9,056	3,645	5,411
 Change in: Outstanding						
1968 - Feb.	-20	-10	-30	378	-164	-204
Mar.	40	-50	-10	-171	-76	-85
Apr.	240	-20	220	453	287	166
May	210	10	220	567	85	482
June	50	50	100	460	229	231
July	-190	10	-180	133	-24	156
Aug.	-40	70	30	-371	-285	-86
Sept.	-70	30	-40	235	142	85
Oct.	-140	40	100	135	281	-138
Nov.	-50	70	20	170	12	158
Dec.	--	80	80	761	298	563
1969 - Jan.	-290	40	-240	-683	-120	-501
Feb.	-200	60	-140	-51	48	99

1 Margin debt, as reported by the New York Stock Exchange. Although margin debt until March 1968 included loans secured by U.S. governments, the amount of such loans included is thought to have been small.

2 "Bank loans to others than brokers and dealers for purchasing or carrying securities other than U.S. governments."

3 The difference between customers' net debit balances and customers net free credit balances, this figure represents the net credit extended by brokers and dealers to the nonfinancial public. NOTE: With the exception of bank loan data, figures are supplied by the New York Stock Exchange and are end of month data. Bank loans are for weekly reporting large commercial banks.



TABLE 10: Savings Flows at Nonbank Depository Intermediaries  
(\$ millions)

DATE	MUTUAL SAVINGS BANKS			SAVINGS & LOAN ASSOCIATIONS <sup>a</sup>			TOTAL		
	REGULAR DEPOSITS <sup>3</sup>		NET NEW MONEY <sup>2</sup>	SHARE CAPITAL		NET NEW MONEY <sup>2</sup>	DEPOSITS		NET NEW MONEY <sup>2</sup>
	NET FLOW	ANNUAL GROWTH RATE <sup>1</sup>		NET FLOW	ANNUAL GROWTH RATE <sup>1</sup>		NET FLOW	ANNUAL GROWTH RATE <sup>1</sup>	
	<u>Not Seasonally Adjusted</u>								
1966	2,557	4.9	227	3,584	3.2	-552	6,141	3.8	-325
1967	5,082	9.3	2,376	10,687	9.4	6,129	15,769	9.4	8,505
1968	4,186	7.0	1,143	7,396	5.9	2,676	11,582	6.3	3,819
1967 - Dec.	627	--	-17	1,586	--	150	2,213	--	140
1968 - Jan.	266	--	162	-251	--	-270	15	--	-108
Feb.	350	--	301	584	--	559	934	--	860
Mar.p/	645	--	117	1,275	--	541			
1969 - Jan.	218	--	106	-76	--	-130	142	--	r/-24
Feb.	331	--	r/264	590	--	574	921	--	838
Mar.p/	650	--	70	1,395	--	412	2,045	--	482
	<u>Seasonally Adjusted</u>								
1968 - Oct.	363	6.9	--	764	7.1	--	1,127	7.0	--
1968 - Nov.	395	7.5	--	620	5.7	--	1,015	6.3	--
Dec.	362	6.8	--	620	5.7	--	962	6.1	--
1969 - Jan.	220	4.1	--	538	4.9	--	758	4.7	--
Feb.	384	7.2	--	567	5.2	--	951	5.8	--
Mar.p/	390	7.2	--	920	8.4	--	1,310	8.0	--

<sup>1</sup> Annual growth rate for monthly data is the annualized monthly percentage increase in deposits

<sup>2</sup> Net New Money is the net change in deposits net of both withdrawals and interest. Data for S&Ls are for insured associations only, which represent 96% of the total resources of the industry.

<sup>3</sup> Regular deposits at mutual savings banks exclude items such as Christmas club and certain escrow accounts, which represent a very small part of total deposits.

SOURCE: National Association of Mutual Savings Banks and Federal Home Loan Bank Board.

<sup>p</sup> Preliminary.

\* S&L series reflects FHLB revisions of data shown here through 1968.

**SAVINGS FLOWS (seasonally adjusted)**

Monthly

Millions of dollars

2000

1600

1200

800

400

+

0

-

400

**TOTAL**

1200

800

400

+

0

-

800

**MUTUAL SAVINGS BANKS**

400

+

0

-

400

1965

1966

1967

1968

1969

TABLE 11: Mortgage Commitments at Selected Thrift Institutions <sup>1</sup>

DATE	OUTSTANDING COMMITMENTS			NET CHANGE		
	TOTAL	ALL SAVINGS & LOAN ASSOCIATIONS	MUTUAL SAVINGS BANKS (N.Y. STATE)	TOTAL	ALL SAVINGS & LOAN ASSOCIATIONS	MUTUAL SAVINGS BANKS (N.Y. STATE)
(Billions of Dollars, Seasonally Adjusted) <sup>1/</sup>						
1968- Feb.	8.4	5.9	2.5	.04	.09	-.05
Mar.	8.6	6.1	2.5	.17	.15	.02
Apr.	8.7	6.2	2.5	.14	.14	--
May	8.6	6.0	2.6	-.13	-.16	.02
June	8.6	5.9	2.6	.04	-.10	.06
July	8.8	6.1	2.7	.24	.16	.08
Aug.	9.0	6.1	2.9	.16	--	.16
Sept.	9.1	6.2	2.9	.14	.10	.04
Oct.	9.5	6.4	3.0	.35	.22	.13
Nov.	9.7	6.5	3.2	.27	.10	.17
Dec.	9.7	6.6	3.1	-.01	.08	-.10
1969- Jan.	9.9	6.7	3.2	.15	.08	.07
Feb. <sup>p/</sup>	10.1	6.9	3.2	.25	.22	.03

<sup>1</sup> Based on data from Federal Home Loan Bank Board and Savings Banks Associations of New York State. Net changes are derived directly from unrounded outstandings levels as reported and after seasonal adjustment by Federal Reserve. Subtotals may not add to totals because of rounding.

# MORTGAGE COMMITMENTS OUTSTANDING (saar)

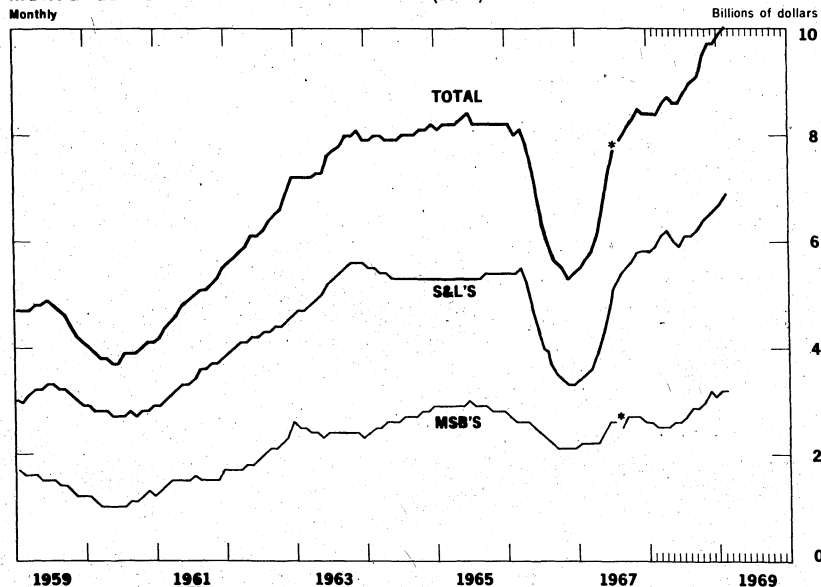


TABLE 12: Net Change in Mortgage Holdings<sup>1</sup>

DATE	TOTAL INCLUDING FNMA	FINANCIAL INSTITUTIONS					FNMA
		TOTAL	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOANS	LIFE INSURANCE COMPANIES	
1965 - I	4,761	4,813	823	965	1,860	1,165	-52
II	6,365	6,431	1,749	946	2,706	1,030	-66
III	6,469	6,403	1,805	1,072	2,460	1,066	66
IV	6,303	5,947	1,322	1,078	1,947	1,600	356
1966 - I	5,425	4,630	975	753	1,683	1,219	795
II	5,648	5,097	1,656	513	1,651	1,277	551
III	3,976	3,468	1,300	739	373	1,056	508
IV	3,056	2,587	774	715	54	1,044	469
1967 - I	2,617	2,267	151	770	486	860	350
II	4,868	4,762	1,200	786	2,119	657	106
III	6,285	5,706	1,751	839	2,595	521	579
IV	6,246	5,484	1,537	758	2,320	869	762
1968 - Jan.	1,403	1,053	300	215	380	157	350
Feb.	1,577	1,273	400	197	542	134	304
Mar.	1,788	1,514	400	137	789	188	274
Apr.	1,969	1,723	616	160	879	68	246
May	2,227	1,992	616	203	957	216	235
June	2,125	1,905	616	219	901	169	220
July	1,818	1,666	500	248	718	200	152
Aug.	1,949	1,808	500	233	874	201	141
Sept.	1,954	1,846	700	221	810	115	108
Oct.	2,307	2,146	800	313	845	188	161
Nov.	2,082	1,937	700	310	732	195	145
Dec.	2,479	2,307	400	340	903	664	172
1969 - Jan.	1,650	1,449	400	293	622	134	201
Feb.	n.a.	n.a.	500	228	684	n.a.	221

<sup>1</sup> Monthly data for commercial banks based on Federal Reserve estimates benchmarked to Call Report data on real estate loans outstanding as available. Other data derived from mortgage debt outstanding as reported separately by National Assn. of Mutual Savings Banks, Federal Home Loan Bank Board, Institute of Life Insurance and the Federal National Mortgage Association. Data for mutual savings banks and for life insurance companies may differ somewhat from those derived from regular quarterly series because of minor conceptual differences for which adjustments are not made in the monthly series.

**NET CHANGE IN MORTGAGE HOLDINGS**

Monthly

Billions of dollars

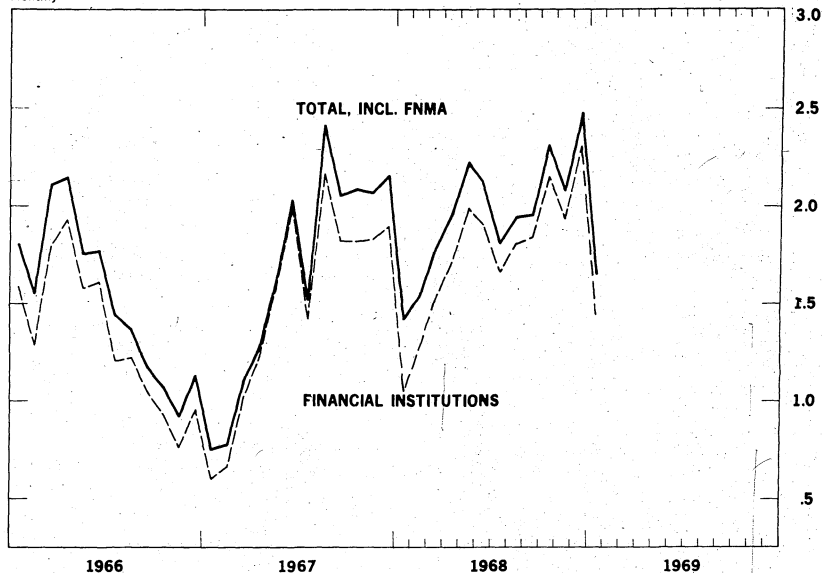


TABLE 13: Net Increases in Mortgage Debt Outstanding<sup>1</sup>  
(Seasonally Adjusted Annual Rate)

QUARTER	TOTAL	RESIDENTIAL <sup>2</sup>	1- to 4- FAMILY	MULTI- FAMILY	COMMERCIAL	MULTI-AND COMMERCIAL	FARM
1965 - I	25.5	18.6	15.1	3.5	4.2	8.0	2.2
II	25.3	18.5	15.1	3.5	4.5	8.1	2.1
III	25.7	19.3	15.5	3.8	4.4	8.3	2.2
IV	26.2	19.6	15.8	3.8	4.6	7.9	2.4
1966 - I	29.1	19.0	14.7	4.3	7.0	11.7	2.4
II	23.6	15.3	12.1	3.3	6.1	9.4	2.2
III	17.7	10.6	8.3	2.3	5.1	7.7	2.1
IV	14.6	9.2	7.2	2.0	4.0	5.6	1.7
1967 - I	16.2	9.9	6.8	3.1	3.8	7.3	1.8
II	20.3	13.7	10.5	3.3	4.8	8.0	1.9
III	26.2	19.1	15.3	3.8	4.8	8.8	2.4
IV	28.0	20.9	16.5	4.4	5.1	8.8	2.6
1968 - I	27.7	18.2	16.3	2.0	6.3	8.6	2.5
II	26.0	18.5	14.6	3.9	5.3	9.2	2.3
III	25.7	18.0	14.6	3.4	5.5	9.2	2.3
IV	28.8	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

<sup>1</sup> Derived from data on mortgage debt outstanding from Federal Deposit Insurance Corporation, Federal Home Loan Bank Board, Institute of Life Insurance, National Association of Mutual Savings Banks, Departments of Commerce and Agriculture, Federal National Mortgage Association, Federal Housing Administration, Veterans Administration and Comptroller of the Currency. Separation of non-farm mortgage debt by type of property, where not available, and interpolations and extrapolations, where required, estimated by Federal Home Loan Bank Board and the Federal Reserve.

<sup>2</sup> Residential mortgage debt includes nonfarm only and is sum of 1-to 4- family and multifamily mortgage debt combined.

p/ Preliminary.

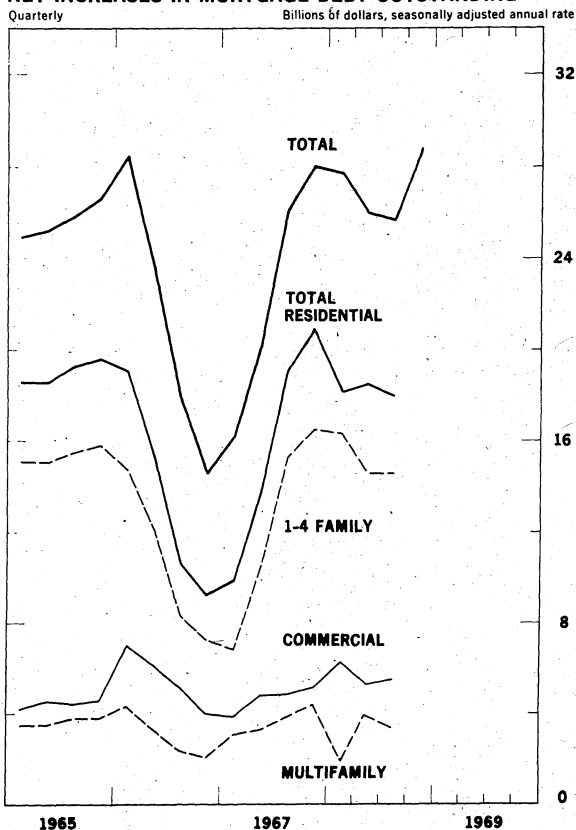
**NET INCREASES IN MORTGAGE DEBT OUTSTANDING**



TABLE 14: FNMA Weekly "Auction" Results

WEEK ENDED	TOTAL OFFERED	AMOUNTS IN \$ MILLIONS				IMPLICIT YIELD <sup>2/</sup> (per cent)		
		TOTAL	90- DAY	6- MONTH	1- 1/ Year & over	90- DAY	6- MONTH	1- 1/ Year & over
1969 - Feb. 3	320.6	80.0	5.3	35.9	38.8	7.98	7.99	7.82
10	285.7	102.4	6.8	46.2	49.4	8.01	8.05	7.91
17	226.7	100.9	6.9	38.4	55.6	8.04	8.09	7.95
24	167.2	100.1	11.2	48.7	40.1	8.09	8.14	8.00
Mar. 3	118.9	90.5	11.5	38.1	41.0	8.13	8.17	8.02
10	127.1	84.6	7.5	37.0	40.2	8.14	8.13	8.00
17	132.7	88.5	3.1	45.6	39.8	8.09	8.08	7.95
24	220.9	84.1	3.5	47.4	33.3	8.10	8.09	7.96
Apr. 1	182.9	93.1	4.6	47.2	41.4	8.10	8.11	7.98
7	175.9	102.5	8.2	57.8	36.5	8.12	8.13	8.01
14		(100.0) <sup>3/</sup>						

Note: Under the FNMA auction system, approved sellers of Government-underwritten mortgages bid for FNMA forward purchase commitments, subject to an over-all dollar limit announced by FNMA in advance. Bids accepted by FNMA are for delivery at the seller's option, and at any time within the specified period. Bids on proposed homes relate to construction not yet started on which mortgages may be delivered only after completion and occupancy.

- 1 For "proposed construction" of new homes only.
- 2 Average secondary market yield after allowance for commitment fee and required purchase and holding of FNMA stock, assuming prepayment in 15 years for 30-year Government-underwritten mortgages. Yields shown are gross, before deduction of 50 basis point fee paid by investors to servicers.
- 3 FNMA announced limit of accepted bids for next week's auction.

# **FNMA WEEKLY "AUCTION" RESULTS**

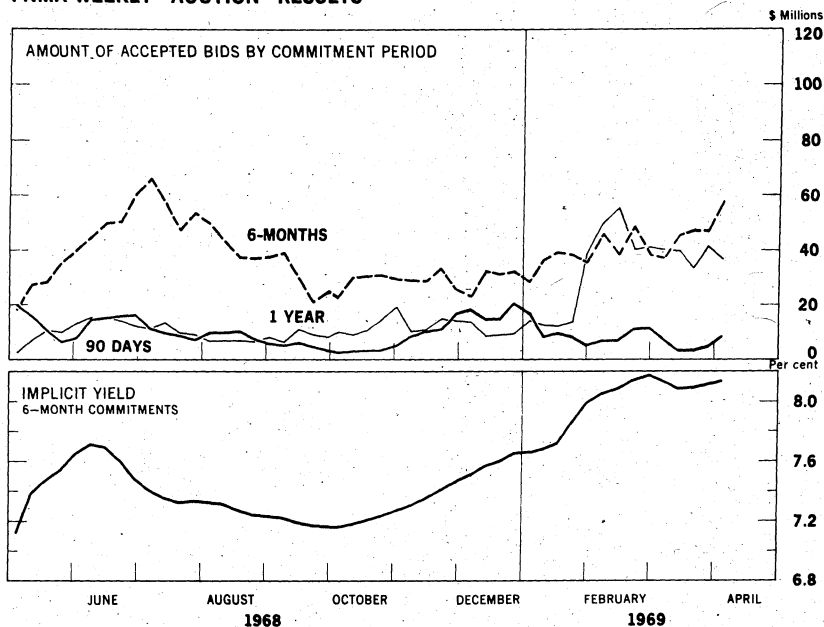


TABLE 15: Private housing starts and Permits

DATE	STARTS							BUILDING PERMITS (SEASONALLY ADJUSTED ANNUAL RATE) <sup>2</sup>
	SEASONALLY ADJUSTED ANNUAL RATE			UNADJUSTED				
				TOTAL	TYPE OF FINANCING			
	TOTAL	1-FAMILY	2 OR MORE		FHA	VA	OTHER	
1968 - Feb.	1,537	1,075	462	84.6	17.0	4.1	63.5	1,394
Mar.	1,511	920	591	126.6	19.6	4.5	102.4	1,416
Apr.	1,591	922	669	162.0	22.6	5.4	134.0	1,340
May	1,364	838	526	140.9	20.5	5.5	114.9	1,280
June	1,365	790	575	137.9	19.8	5.0	113.1	1,281
July	1,531	904	627	139.8	18.8	4.9	116.2	1,289
Aug.	1,518	867	651	136.6	20.9	4.8	110.9	1,290
Sept.	1,592	944	648	134.3	18.6	4.6	111.1	1,393
Oct.	1,570	965	605	140.8	21.4	5.3	114.0	1,378
Nov.	1,733	905	828	127.1	17.5	4.2	105.4	1,425
Dec. <u>r</u>	1,509	<u>r</u> /922	<u>r</u> /585	<u>r</u> /96.4	16.3	4.4	<u>r</u> /75.7	1,463
1969 - Jan. <u>r</u>	1,842	<u>r</u> /1,053	<u>r</u> /789	<u>r</u> /100.0	14.1	3.8	<u>r</u> /82.1	1,403
Feb.	1,700	982	718	90.7	13.2	3.5	74.1	1,506

<sup>1</sup> Total starts are Census estimates including farm for both permit-issuing and non-issuing areas. A dwelling unit is started when excavation begins; all units in an apartment structure are considered started at that time. FHA and VA starts are units started under commitments by these agencies to insure or guarantee the mortgages. As reported by FHA and VA, a unit is started when a field office receives the first compliance inspection report, which is made before footings are poured in some cases but normally after the foundations have been completed. Capehart military housing units are excluded. Other starts are derived as a residual, although total and FHA and VA starts are not strictly comparable in concept or timing; other starts include both units financed by conventional mortgages and units without mortgages.

<sup>2</sup> Building permits before January 1963 are Census estimates for about 10,000 areas identified as having a local building permit system in 1959. Estimates beginning January 1963, are for approximately 12,000 and beginning January 1967 13,000, or all known permit-issuing places. Unlike starts, seasonally adjusted building permits reflect direct adjustment for differences in the number of working days per month, as well as other differences in timing and coverage.

r Revised.

p Preliminary.

# PRIVATE HOUSING STARTS AND PERMITS

Monthly, annual rates

Millions of units

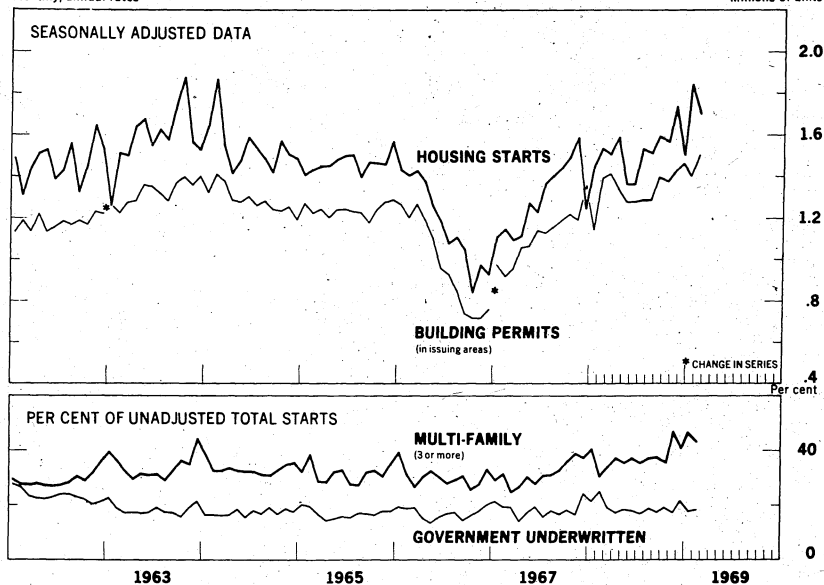


TABLE 16: Mortgage and Bond Yields <sup>1</sup>

DATE	FHA MORTGAGES <sup>2</sup>		CONVEN- TIONAL MORT- GAGES <sup>3</sup>	SPREAD BE- TWEEN YIELDS ON CONV. & FHA MORT- GAGES <sup>4</sup>	NEW Aaa COR- PORATE BONDS <sup>5</sup>	SPREAD BETWEEN YIELDS ON NEW CORPORATE BONDS AND FHA MORTGAGES
	25-YEAR	30-YEAR				
1957 - High	5.63	n.a.	6.00	.47	4.94	1.58
1958 - Low	5.35	n.a.	5.55	.15	3.65	.88
1959-60 - High	6.24	n.a.	6.30	.23	5.25	1.69
1961-66 - Low	5.43	5.44	5.80	.25	4.41	.77
1966 - High	6.73	6.81	6.70	.30	5.82	1.16
1967 - High	n.a.	6.81	6.65	.11	6.51	1.28
Low	n.a.	6.29	6.40	-.12	5.18	.27
1968 - High	n.a.	7.52	7.30	.02	6.79	1.20
Low	n.a.	6.78	6.75	-.27	6.15	.26
1968 - Oct.	n.a.	7.29	7.25	-.04	6.47	.82
Nov.	n.a.	7.36	7.30	-.06	6.61	.75
Dec.	n.a.	7.50	7.40	-.10	6.79	.71
1969 - Jan.	n.a.	--	7.55	--	6.92	--
Feb.	n.a.	7.99	7.60	-.39	6.92	1.07

- 1 Neither mortgage nor bond yields take into account servicing costs which are much higher for mortgages than bonds. Generally, bonds pay interest semi-annually; mortgages, monthly. Mortgage yields, if computed as equivalent to a semi-annual interest investment, would be slightly higher than given in the table.
- 2 Based on FHA-field-office opinions about average bid prices in the private secondary market for new-home mortgages for immediate delivery. Separate data available for 25-year and--beginning July 1961--30-year mortgages with minimum downpayments, weighted by probable volume of transactions. Yields computed by FHA, assuming prepayment period of 12 years for 25-year mortgages and 15 years for 30-year mortgages. Over the period for which they can be compared, the movement of the two mortgage yield series has been similar. Dashed lines indicate periods of adjustment to changes in contractual interest rates.
- 3 Based on FHA-field-office opinion on typical interest rates (rounded) on conventional first mortgages prevailing in the market areas of insuring office cities. Beginning with April 1960, rate relates only to new-home mortgages; prior to that date, rate related to both new as well as existing-home mortgages. Dashed line indicates this change in the series.
- 4 FHA mortgage yield data are for 25-year mortgages through June 1961; 30-year mortgages thereafter.
- 5 See note for Table I. (Data prior to 1965 is based on a composite of issues with and without call protection.) n.a. Not available.

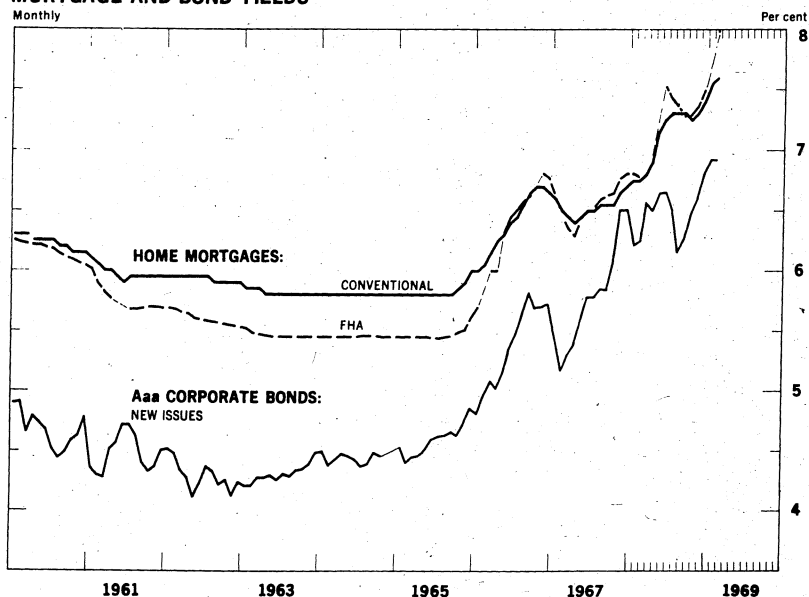
**MORTGAGE AND BOND YIELDS**

TABLE 17: Conventional Mortgage Terms <sup>1</sup>

DATE	NEW HOMES						EXISTING HOMES					
	CON-TRACT RATE (PER CENT)	FEES & CHARGES (PER CENT) 2	EFFECTIVE RATE 3	MATURITY (YEARS)	LOAN/PRICE RATIO (PER CENT)	LOAN AMT. (\$000)	CON-TRACT RATE (PER CENT)	FEES & CHARGES (PER CENT) 2	EFFECTIVE RATE 3	MATURITY (YEARS)	LOAN/PRICE RATIO (PER CENT)	LOAN AMT. (\$000)
<u>1968</u>												
Feb.	6.47	0.94	6.62	25.5	74.5	21.9	6.58	0.81	6.71	22.6	73.6	17.9
Mar.	6.50	0.88	6.64	25.7	74.3	22.2	6.59	0.79	6.72	23.0	73.3	18.3
Apr.	6.57	0.88	6.71	25.3	73.4	21.9	6.64	0.80	6.77	22.6	72.8	18.1
May	6.69	0.95	6.84	25.0	73.2	21.7	6.81	0.87	6.95	22.5	73.1	18.3
June	6.88	0.95	7.03	25.4	74.4	22.3	6.97	0.86	7.12	22.6	73.1	18.2
July	7.04	0.85	7.17	25.5	73.7	22.2	7.10	0.83	7.23	22.5	72.6	18.5
Aug.	7.10	0.87	7.24	25.5	73.6	22.6	7.12	0.85	7.26	22.7	73.0	18.6
Sept.	7.10	0.87	7.24	25.5	74.2	22.1	7.11	0.82	7.25	22.6	72.6	18.3
Oct.	7.09	0.88	7.23	25.6	74.5	22.7	7.09	0.84	7.22	22.5	72.4	18.3
Nov.	7.07	0.84	7.21	25.4	74.1	22.5	7.07	0.82	7.21	22.7	72.9	18.9
Dec.	7.09	0.89	7.23	25.9	74.0	24.7	7.09	0.85	7.23	23.3	73.2	20.4
<u>1969</u>												
Jan.	7.16	0.84	7.30	25.6	73.6	24.1	7.18	0.86	7.32	22.8	72.6	20.0
Feb. p/	7.26	0.80	7.39	25.6	73.2	23.5	7.28	0.86	7.42	22.9	72.8	19.7

r Revised. p Preliminary

1 Compiled by Federal Home Loan Bank Board in cooperation with Federal Deposit Insurance Corporation. Data are weighted averages based on probability sample survey of characteristics of conventional first mortgages originated by major institutional lender groups, (including mortgage companies) for purchase of single family homes. Data exclude loans for refinancing, reconditioning, or modernization; construction loans to home-builders; and--in this exhibit--permanent loans which are coupled with construction loans to owner-builders. Data prior to 1965 on a comparable basis with the new series are pending. Related series on conventional mortgage rates only, based on unweighted opinions of regional-office directors of the Federal Housing Administration, are available somewhat sooner than the results of the FHLBB-FDIC survey, and are included in the case of new home mortgage rates--in Table 16.

2 Fees and charges--expressed as a percentage of the principal mortgage amount--include loan commissions, fees, discounts, and other charges which provide added income to the lender and are paid by the borrower. They exclude any closing costs related solely to transfer of property ownership.

3 Includes fees & charges amortized over a 10 year period in addition to the contract interest rate.

# CONVENTIONAL MORTGAGE TERMS

Monthly

