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CAPITAL MARKET DEVELOPMENTS

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

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SYMBOLS:

- e** Estimate
 - p** Preliminary
 - r** Revised
 - n.a.** Not available
-

TABLE 1: Yields, Volume and Reception

WEEK ENDING:	CORPORATE BOND MARKET				
	YIELDS		VOLUME ²		
	NEW ISSUE ¹	MOODY'S SEASONED Aaa	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1971 - Nov. 5	7.05	7.25	552	80	n. a.
12	7.12	7.24	584	79	n. a.
19	7.23	7.27	488	68	n. a.
26	7.17	7.28	183	74	n. a.
Dec. 3	7.18	7.28	213	85	n. a.
10	n. a.	n. a.	550e	n. a.	x n. a.

WEEK ENDING:	MUNICIPAL BOND MARKET				
	YIELDS		VOLUME ²		
	MOODY'S SEASONED Aaa	BOND BUYER SEASONED 20 BOND INDEX	GROSS OFFERINGS	PER CENT [*] SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1971 - Nov. 5	4.75	499	383	66	1,584
12	4.90	5.19	696	66	1,245
19	4.90	5.25	863	69	1,180
26	5.15	5.36	185	74	1,433
Dec. 3	5.20	5.44	404	86	1,472
10	n. a.	n. a.	432	n. a.	n. a.

¹ Derived by adjusting to a 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.)

² Millions of dollars unless otherwise indicated.

Note: See footnotes to Table 3

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
12/2	50.0	Gen. Tel Calif	7 5/8	7.63	A	5 yrs	98%
12/1	30.0	Hartford Elec	7 5/8	7.55	Aa	5 yrs	50%
11/29	15.0	Iowa P & L	7 5/8	7.58	Aa	5 yrs	40%
11/29	12.0	Orange & Rock Util	8.00	7.90	Baa	5 yrs	40%
11/18	25.0	Gen. Tel of S. E.	8.00	7.90	Baa	5 yrs	60%
11/15	75.0	So. Cent'l Bell Tel	6 3/4	6.60	Aaa	5 yrs	98%
11/19	50.0	Honeywell Fin	7.00	6.95	N.R.	7 yrs	90%

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							
11/10	11/30	60.0	Cincinnati G & E	7 3/8	7.29	+12	Aaa 5yrs	45%

INVENTORIES ¹				
DATE		MUNICIPALS		CORPORATES
		BLUE LIST	IN SYNDICATE	IN SYNDICATE
1971 - Nov.	5	892	218	158
	12	901	360	214
	19	979	453	288
	26	993	280	145
Dec.	3	845	148	59

N.C. - No call protection.

ALL figures in millions of dollars. Blue List is daily average for week ended Friday, except for latest week which is daily average of three days ended Wednesday. All other figures are as of Friday.

TABLE 3: High Grade Bond Yields

DATE	NEW CORPORATE Aaa ¹	MOODY'S SEASONED CORPORATE Aaa ²	U.S. GOVERNMENT 20-YEAR CONSTANT MATURITIES ³	BOND BUYER'S SEASONED MUNICIPALS ⁴
1969 - High	8.85 (12/26)	7.84 (12/26)	6.97 (12/26)	6.90 (12/18)
Low	6.90 (2/21)	6.55 (1/12)	5.96 (1/24)	4.82 (1/28)
1970 - High	9.30 (6/19)	8.60 (7/3)	7.55 (5/29)	7.12 (5/29)
Low	7.68 (12/18)	7.48 (12/31)	6.17 (12/18)	5.33 (12/11)
1971 - High	8.23 (5/12)	7.71 (8/13)	6.51 (6/18)	6.23 (6/24)
Low	6.76 (1/29)	7.06 (2/12)	5.69 (3/23)	4.97 (10/21)
Nov. 5	7.05	7.25	5.79	4.99
12	7.12	7.24	5.84	5.19
19	7.23	7.27	5.83	5.25
26	7.17	7.28	5.93	5.36
Dec. 3	7.18	7.28	5.96	5.44

1 New corporate issues, with call protection, adjusted (as described in footnote 1 of Table 1) to a Aaa basis.

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

3 Weekly average of daily figures.

4 Thursday figures. The average rating of the 20 bonds used in this index falls midway between the four top groups as classified by Moody's Investors Service.

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

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

PERIOD	GROSS PROCEEDS					
	CORPORATE ¹			STATE AND LOCAL ²		
	1971	1970	1969	1971	1970	1969
January	3,115	2,636	2,075	2,706	1,340	1,262
February	3,000	1,802	2,045	1,839	1,214	987
March	6,075	3,539	2,098	2,156	1,555	538
April	4,007	3,170	2,748	1,920	1,647	1,801
May	3,271	3,909	2,076	2,140	996	1,110
June	4,375	3,389	2,530	2,035	1,085	737
July	4,147	2,768	2,478	1,964	1,348	1,097
August	2,532	2,274	1,427	1,892	1,359	808
September	3,768	2,518	2,427	2,061	1,758	559
October	3,010e	2,777	1,933	1,700e	1,924	1,280
November		4,182	2,375		1,748	886
December		3,980	2,532		2,190	816
1st Quarter	12,190	7,977	6,218	6,701	4,109	2,787
2nd Quarter	11,654	10,468	7,354	6,095	3,728	3,648
3rd Quarter	10,447	8,560	6,332	5,917	4,465	2,464
4th Quarter		11,939	6,840		5,862	2,982
1st half	23,844	18,445	13,572	12,796	7,837	6,435
Three quarters	34,291	27,005	19,904	18,713	12,302	8,899
Year		38,944	26,744		18,164	11,881

1 Securities and Exchange Commission estimates of gross proceeds.

2 Investment Bankers Association of America estimates of principal amounts.

3 Total gross proceeds 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 BY TYPE OF ISSUE						GROSS PROCEEDS BY TYPE OF ISSUER			
	TOTAL	BONDS		COMMON AND FPD. STOCK	MEMO:		MFG.	PUBLIC UTILITY	COMMUNI- CATIONS	OTHER ISSUERS ¹
		PUBLICLY OFFERED	PRIVATELY PLACED		ISSUES INCLUDED					
					FOREIGN	CONVERTIBLE				
1970 - III	8,560	5,937	914	1,659	83	287	2,314	2,714	868	2,663
IV	11,938	7,827	1,421	2,690	226	737	3,169	3,406	1,346	4,020
1971 - I	12,190	8,369	1,516	2,306	84	724	3,794	3,197	1,606	3,594
II	11,688	6,546	1,758	3,384	215	1,351	3,130	2,910	896	4,753
III	10,447	4,725	1,641	4,079	114	652	2,202	2,651	2,263	3,331
1970 - Oct.	3,777	2,390	304	1,083	56	388	1,006	1,101	371	1,300
Nov.	4,181	3,001	283	898	11	184	1,107	1,350	693	1,033
Dec.	3,979	2,436	834	709	159	165	1,056	955	282	1,687
1971 - Jan.	3,115	2,033	594	489	43	99	716	676	391	1,332
Feb.	3,000	2,201	275	524	3	168	661	1,069	683	587
Mar.	6,075	4,135	647	1,293	38	557	2,417	1,452	532	1,675
Apr.	4,042	2,116	507	1,419	116	384	1,135	1,267	273	1,367
May	3,271	2,148	491	633	47	255	588	588	405	1,489
June	4,375	2,282	760	1,332	52	712	1,206	1,055	218	1,897
July <u>r</u>	4,147	1,331	619	2,196	72	199	582	732	1,622	1,210
Aug. <u>s</u>	2,532	1,428	416	687	34	160	474	849	359	850
Sept.	3,768	1,966	606	1,196	8	293	1,146	1,070	282	1,271
Oct. <u>e</u>	3,010	1,950	500	560	n.a.	210	500	800	410	1,300

¹ 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) ¹

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Nov. 29, thru Dec. 3, 1971

ISSUER	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
<u>Corporate</u>						
Minneapolis Gas Co	S.F. debs	12.0	1996	7.88	7.88	A
Iowa Pwr & Light Co	1st mtg	15.0	2001	7.63	7.58	Aa
Houston Lighting & Pwr Co	1st mtg	50.0	2001	7.50	7.37	Aaa
Gen'l Tel of Calif	1st mtg	50.0	2001	7.63	7.63	A
Delmarva Pwr & Light Co	1st mtg	35.0	2001	7.63	7.55	Aa
Hartford Elec Light Co	1st.mtg	30.0	2001	7.63	7.55	Aa
Allegheny Pwr System Inc	Com stk	43.9	--	--	--	--
Cleveland Elec Illuminating Co	Pref	50.0	--	--	--	--

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

Nov. 29, through Dec. 3, 1971						
ISSUER	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
<u>State and Local</u>						
Connecticut, State of	G.O.	12.5	1972-1981	--	2.70-4.25	Aaa
Oneida Co., N.Y.	G.O.	4.1	1972-1996	--	2.75-5.20	--
Oneida Co., N.Y.	G.O.	12.0	1972-2001	--	2.80-5.25	--
University of Texas	Rev.	50.0	1972-2002	5.47	2.75-5.70	A-1
Suffolk Co., N.Y.	G.O.	17.0	1972-1995	5.22	2.90-5.50	A
Penna, State of	G.O.	50.0	1974-2001	5.31	3.40-5.65	Aa
Penna, State of	G.O.	75.0	1974-2001	5.31	3.40-5.76	A-1
Chicago, Ill.	Rev.	25.0	1976-1986	--	3.90-4.00	A-1
Milwaukee, Wisc.	G.O.	17.0	1972-1991	4.63	2.85-5.70	Aaa

* Rights offering.

- Includes corporate and other security offerings of \$15 million and over; State and local security offerings of \$10 million and over.
- 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.
- Includes foreign government and International Bank for Reconstruction and Development issues and non-guaranteed issues by Federal Agencies.

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

As of Dec. 3, 1971

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
<u>State and Local</u>			
Greater Anchorage Area Borough, Alaska	G.O.	10.0	December 6
New Jersey	G.O.	75.0	December 7
Hennepin Co., Minn.	G.O.	10.7	December 7
Phoenix, Ariz.	G.O.	10.0	December 7
Nassau Co., N. Y.	G.O.	48.9	December 8
Albany Co., N. Y.	G.O.	70.0	December 8
Ann Arbor Pub Sch., Mich.	G.O.	12.9	December 9
West Virginia	G.O.	40.0	December 9
Warwick, R.I.	G.O.	11.3	December 14
New York City	G.O.	376.8	December 14
Chicago Pub Budg Co	Rev.	55.0	December 14
Okla., Capital Imp Auth	G.O.	17.5	December 14
Oregon, State of	G.O.	68.0	December 14
Orleans Parish Sch Bd	G.O.	12.0	December 14
HAA	Bonds	253.0	December 15
Dallas, Texas	G.O. & Rev.	11.0	December 15
Richmond, Va.	G.O.	35.0	December 15
NYC Housing Devel Corp	Rev.	100.0	December
Vermont Muni Bond Bank	G.O.	20.0	December
Ohio, State of	G.O.	60.0	January 7
L'anse Creuse Pub C/D, Mich.	G.O.	22.6	January 17
Philadelphia Sch Dist. Pa	G.O.	40.5	March 7

* 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.

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

As of December 3, 1971

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
<u>Corporates</u>			
Equity Funding Corp of America	Debs	38.5	Dec. 6
Investors Div Sves Inc	Debs	35.0	Dec. 6
Michigan Wisconsin Pipeline Co	Bonds	40.0	Dec. 6
Mony Mtge Inv	Debs	50.0	Dec. 6
Dominion Bankshares	Debs	15.0	Dec. 7
Duke Pwr Co	Bonds	40.0	Dec. 7
Duke Pwr Co	Notes	60.0	Dec. 7
Burlington Northern Inc.	Eq tr	16.0	Dec. 8
Burlington Northern Inc.	Eq tr	34.0	Dec. 8
New York Telephone Co	Bonds	200.0	Dec. 8
Penna Elec Co	Bonds	30.0	Dec. 8
Hotel Investors	Debs	20.0	Dec. 9
Atlantic Bancorp	Debs	20.0	Dec. 9
Pacific Lighting Service Co.	Debs	26.0	Dec. 9
Gen'l Tele Co of Indiana	Bonds	18.0	Dec. 13
Philadelphia Elec Co	1st mtg	80.0	Dec. 13
Heitman Mtge Investors	Debs	30.0	Dec. 13
Connecticut Light & Power Co	Bonds	30.0	Dec. 14
Connecticut Light & Power Co	1st mtg	30.0	Dec. 14
Alabama Power Co	1st mtg	25.5	Dec. 15
Alison Mtge & Inv. Trust	Debs	25.0	Dec. 15
Alabama Power Co	Pref stk	38.0	Dec. 15
First National State Bancorp	Notes	25.0	Dec. 15
Long Island Lighting Co	1st mtg	50.0	Dec. 16
Bell Tele Co of Pa	Bonds	125.0	Jan. 5
Texas Elect SVC	Bonds	30.0	Jan. 10
Oklahoma G & E	Bonds	30.0	Jan. 11
Northern Natural Gas Co	Debs	60.0	Jan. 11
Pub SVC Co of Ind.	Bonds	50.0	Jan. 12
Kentucky Power Co	Bonds	50.0	Jan. 17
Carolina Power & Light Co	Stocks	45.0	Jan. 18
Lone Star Gas Co	Debs	30.0	Jan. 18
Louisiana Power & Light Co	Bonds	25.0	Jan. 19
Tampa Elect	Bonds	40 0	Jan. 20
C & P Tele Co of Md.	Bonds	100.0	Jan. 25
Gen'l Tele Co of Ill.	Bonds	20.0	Jan. 27

STOCK PRICES AND VOLUME

DATE	STOCK PRICES ¹			TRADING VOLUME ²	
	NYSE INDEX ³	D.J. INDUSTRIALS	AMEX ⁴	NYSE	AMEX
1969 - High	50.32 (5/14)	968.85 (5/14)	32.91 (1/13)	16.5 (3/29)	8.0 (1/31)
Low	49.31 (7/29)	769.93 (12/17)	25.02 (7/29)	8.6 (8/29)	3.6 (11/21)
1970 - High	52.36 (1/5)	842.00 (12/29)	27.02 (1/8)	18.5 (12/4)	7.1 (1/2)
Low	37.69 (5/26)	631.16 (5/26)	19.36 (5/27)	7.8 (8/14)	1.8 (8/14)
1971 - High	57.76 (4/28)	950.82 (4/28)	26.68 (4/28)	22.1 (2/12)	6.7 (2/12)
Low	48.73 (1/4)	830.57 (1/4)	22.72 (1/4)	11.0 (8/13)	2.7 (8/13)
Oct. 1	54.66	893.98	25.54	11.4	3.1
8	54.94	893.91	25.71	14.8	4.1
15	54.06	874.85	25.37	12.3	3.8
22	52.82	852.37	24.95	13.9	3.5
29	52.07	839.00	24.61	12.3	3.1
Nov. 5	52.16	840.39	24.54	13.1	3.3
12	50.85	812.94	24.10	12.4	2.8
19	50.47	810.67	23.78	12.2	3.0
26	50.57	816.59	23.63	12.7	3.4
Dec. 3	53.51	859.59	24.60	18.6	4.5

NOTES:

- Figures other than highs and lows are Fridays only.
Highs and lows are for the year and are not necessarily for Fridays.
- NYSE is the New York Stock Exchange; AMEX is the American Stock Exchange.
Volume figures are daily averaged for the entire week. (millions of shares).
Trading is normally conducted for 5-1/2 hours per day and 5 days per week, or 27-1/2 hours per week.
In recent years, however abbreviated trading to the extent, and over the time periods, shown below:

From	Through:	Hours/	Days/	Hours/
		Day	Week	Week
January 3, 1969	July 3, 1969	4	5	20
July 7, 1969	December 31, 1969	4-1/2	5	22-1/2
January 2, 1970	May 1, 1970	5	5	25

- 12/31/65 = 50
- Average dollar value of shares listed.

TABLE 9: Security Credit

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END OF PERIOD	CREDIT EXTENDED TO MARGIN CUSTOMERS BY:			CUSTOMERS' NET DEBIT BALANCES	CUSTOMERS' NET FREE CREDIT BALANCES	NET CREDIT EXTENDED BY BROKERS AND DEALERS ³
	BROKERS ¹	BANKS ²	TOTAL			
<u>Outstanding:</u>						
1970 - Oct.	4,010	2,270	6,280	(4)	2,163	(4)
Nov.	4,010	2,320	6,330	(4)	2,197	(4)
Dec.	4,030	2,303	6,360	(4)	2,286	(4)
1971 - Jan.	4,000	2,300	6,300	(4)	2,452	(4)
Feb.	4,090	2,330	6,420	(4)	2,743	(4)
Mar.	4,300	2,360	6,660	(4)	2,798	(4)
Apr.	4,530	2,340	6,870	(4)	2,660	(4)
May	4,620	2,340	6,960	(4)	2,550	(4)
June	4,720	2,390	7,110	(4)	2,440	(4)
July	4,790	2,420	7,210	(4)	2,210	(4)
Aug.	4,850	2,430	7,280	(4)	2,200	(4)
Sept.	4,930	2,430	7,360	(4)	2,100	(4)
Oct.	4,950	2,410	7,360	(4)	2,160	(4)
<u>Change in Outstanding</u>						
1970 - Oct.	90	-60	30	--	-73	--
Nov.	--	50	50	--	34	--
Dec.	20	10	30	--	89	--
1971 - Jan.	-30	-30	-60	--	291	--
Feb.	90	30	120	--	291	--
Mar.	210	30	240	--	55	--
Apr.	230	-20	210	--	-138	--
May	90	--	90	--	-110	--
June	100	50	150	--	110	--
July	70	30	100	--	230	--
Aug.	60	10	70	--	-10	--
Sept.	80	--	80	--	100	--
Oct.	20	-20	--	--	60	--

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. Broker data includes loans for regulated securities; bank data includes loans for the purpose of purchasing or carrying any security, whether

regulated or not.
4 Series discontinued.
5 Changes in series.

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

DATE	MUTUAL SAVINGS BANKS			SAVINGS & LOAN ASSOCIATIONS			TOTAL		
	REGULAR DEPOSITS ³		NET NEW MONEY ²	SHARE CAPITAL		NET NEW MONEY ²	DEPOSITS		NET NEW MONEY ²
	NET FLOW	ANNUAL GROWTH RATE ¹		NET FLOW	ANNUAL GROWTH RATE ¹		NET FLOW	ANNUAL GROWTH RATE ¹	
	Not Seasonally Adjusted								
1968	4,203	7.0	1,143	7,432	6.0	2,738	11,635	6.3	3,881
1969	2,549	4.0	-763	4,200	3.2	-1,003	6,749	3.4	-1,766
1970	4,466	6.7	936	11,173	8.2	5,295	15,639	7.7	6,231
1970 - September	575	--	-8	1,827	--	575	2,402	--	567
October	276	--	138	1,130	--	1,050	1,406	--	1,188
November	497	--	388	1,103	--	1,044	1,600	--	1,432
1971 - September	793	--	105	2,671	--	1,091	3,464	--	1,196
October p/	382	--	224	1,592	--	1,492	1,974	--	1,716
November e/	600	--	n. a.	1,400	--	n. a.	2,000	--	n. a.
	Seasonally Adjusted								
1971 - May	765	12.7	--	1,996	15.1	--	2,791	14.3	--
June	818	12.9	--	2,152	16.1	--	2,970	15.1	--
July	586	8.8	--	2,598	19.2	--	3,164	15.9	--
August	425	6.6	--	1,285	9.3	--	1,710	8.4	--
September	643	9.9	--	2,160	15.6	--	2,803	13.8	--
October p/	543	8.3	--	1,881	13.4	--	2,424	11.8	--
November e/	643	9.8	--	1,427	10.1	--	2,070	10.0	--

1 Annual growth rate for monthly data is the annualized monthly percentage increase in deposits.

2 Net New Money is new deposits net of both withdrawals and interest. Data for S&Ls are for insured associations only, which represent 96% of industry total resources.

3 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.

TABLE 11: Mortgage Commitments at Selected Thrift Institutions ¹

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) ^{1/}						
Sept.	8.9	7.1	1.8	.25	.36	-.11
Oct.	9.3	7.5	1.8	.30	.37	-.07
Nov.	9.6	7.8	1.8	.35	.34	.01
Dec.	10.1	8.1	2.0	.51	.28	.23
1971 - Jan.	10.4	8.3	2.1	.25	.20	.05
Feb.	11.2	8.9	2.3	.80	.60	.20
Mar.	12.6	10.1	2.5	1.36	1.16	.20
Apr.	13.8	11.1	2.8	1.30	1.01	.29
May	15.3	12.2	3.1	1.56	1.21	.34
June	16.1	13.0	3.1	.77	.72	.05
July	16.3	13.2	3.1	.24	.28 ^{E/}	.02
Aug.	16.4	13.3	3.1	.07	.10 ^{E/}	.03 ^{E/}
Sept.	16.5	13.3	3.2	.12	-.01	.13

¹ Based on data from Federal Home Loan Bank Board and Savings Banks Associations of New York State. Data for savings banks and S&L's include a minor amount of non-residential commitments. S&L commitments include loans in process. 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.

TABLE 12: Net Change in Mortgage Holdings¹

DATE	TOTAL INCLUDING FNMA -GNMA	FINANCIAL INSTITUTIONS					FRMA -GNMA
		TOTAL	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSOC.	LIFE INSURANCE COMPANIES	
<u>Not Seasonally Adjusted</u>							
1967	20,016	18,219	4,639	3,153	7,520	2,907	1,797
1968	23,781	21,273	6,677	2,787	9,350	2,459	2,508
1969	24,189	19,814	5,404	2,682	9,676	2,052	4,375
1970 p/	21,822	16,913	2,462	1,845	10,288	2,318	4,909
1970 - Aug.	2,072	1,673	300	182	1,114	77	399
Sept.	2,318 ^r	1,956 ^r	500	216	1,123	117 ^r	362
Oct.	2,207	1,840	300	164	1,188	188	367
1971 - Aug.	4,456 ^r	3,930	1,000	415	2,391	124	526 ^r
Sept.	4,094	3,586	1,100	272	2,122	92	508
Oct.	n.a.	n.a.	900	414	1,992	n.a.	456
<u>Seasonally Adjusted</u>							
1970 - Aug.	1,919	1,511	268	175	983	85	408
Sept.	2,196 ^r	1,832 ^r	329	245	1,104	155 ^r	364
Oct.	2,128	1,808	295	138	1,175	200	320
Nov.	2,049	1,820	224	176	1,289	131	229
Dec.	2,604	2,504	312	250	1,710	232	100
1971 - Jan.	1,860	1,893	383	175	1,311	24	-33
Feb.	2,097	2,184	445	217	1,425	97	-87
Mar.	2,988	2,996	688	380	1,774	154	-8
Apr.	2,939	2,018	653	283	2,044	38	-79
May	3,280	3,273	840	313	2,095	25	7
June	4,177	3,972	1,197	413	2,339	23	205
July	4,259	3,898	969	373	2,484	72	361
Aug.	4,304 ^r	3,770	972	410	2,258	130	534 ^r
Sept.	3,995	3,486	922	302	2,130	132	509
Oct.	n.a.	n.a.	896	389	1,977	n.a.	407

¹ 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, through August 1968, the Federal National Mortgage Association, and thereafter by FNMA and the Government 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. Altogether, these groups accounted for 84 per cent of the net increase estimated for all holders in 1970.

TABLE 13: Net Increases in Mortgage Debt Outstanding ¹
 Billions of dollars, SAAR ²

QUARTER	TOTAL	RESIDENTIAL ³	1- to 4-FAMILY	MULTI-FAMILY	COMMERCIAL	MULTI-AND COMMERCIAL	FARM
1966 - II	18.6	10.9	8.3	2.6	5.5	8.1	2.2
IV	15.1	9.1	7.0	2.1	4.1	6.2	1.8
1967 - I	15.9	10.3	7.0	3.3	3.9	7.2	1.8
II	20.7	13.9	10.5	3.4	5.0	8.3	1.8
III	26.6	19.2	15.3	3.9	4.9	8.8	2.5
IV	27.3	19.8	16.0	3.8	4.8	8.6	2.8
1968 - I	27.7	19.0	15.8	3.1	6.4	9.6	2.3
II	26.2	18.2	15.0	3.2	5.9	9.0	2.2
III	26.0	17.7	14.1	3.4	6.5	10.1	1.8
IV	29.6	20.2	16.4	3.8	7.5	11.3	1.8
1969 - I	31.3	25.0	18.6	4.4	6.2	12.6	2.2
II	28.9	21.5	16.9	4.7	5.2	9.9	2.2
III	26.5	19.3	14.6	4.7	5.3	10.1	1.8
IV	25.1	18.3	13.0	5.3	5.4	10.7	1.4
1970 - I	20.2	13.8	8.8	5.0	4.9	9.9	1.5
II	22.8	16.9	11.5	5.4	4.3	9.7	1.5
III	29.5	22.1	15.8	6.3	5.2	11.5	2.1
IV	31.6	22.5	16.1	6.4	6.9	13.4	2.1
1971 - I ^p	36.3	25.9	17.7	8.2	8.1	16.3	2.2
II ^p	47.6	36.4	26.2	10.2	8.9	19.1	2.3

- 1 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 mainly by Federal Reserve.
- 2 May differ somewhat from related flow of funds series mainly because of more aggregative type of seasonal adjustment.
- 3 Residential mortgage debt includes nonfarm only and is sum of 1-to 4-family and multifamily mortgage debt combined.

TABLE 14: FNMA Weekly "Auction" Results

WEEK ENDED	TOTAL OFFERED	COMMITMENTS IN \$ MILLIONS				IMPLICIT YIELD ² (per cent)		
		ACCEPTED				3-4 months 3/	6-MONTH	1-YEAR ¹ & OVER
		TOTAL	3-4 mo. 3/	6-MONTH	1-YEAR ¹ & OVER			
1971 - July 26	686.2	183.4	183.4	--	--	8.07	--	--
Aug. 25	634.6	153.5	153.5	--	--	7.97	--	--
Sept. 7	445.2	188.6	188.6	--	--	7.88	--	--
	437.5	193.0	193.0	--	--	7.86	--	--
Oct. 4	365.1	194.8	194.8	--	--	7.85	--	--
	219.8	103.6	103.6	--	--	7.83	--	--
Nov. 1	126.0	56.4	56.4	--	--	7.77	--	--
	145.3	102.0	102.0	--	--	7.70	--	--

Note: Under the FNMA auction system, approved sellers of Government-underwritten mortgages bid for FNMA forward purchase commitments.

- For "proposed construction" of new homes only.
- Average secondary market yield after allowance for commitment fee and required purchase and holding of FNMA stock, assuming prepayment of 15 years for 30-year Government-underwritten mortgages. Yields shown are gross, before deduction of 38 basis points fee paid by investors to servicers.
- Short-term commitments converted from a 3 to a 4 month basis beginning October 18, 1971.

TABLE 15: Private Housing Starts and Permits

DATE	STARTS							BUILDING PERMITS (SEASONALLY ADJUSTED ANNUAL RATE) ²
	SEASONALLY ADJUSTED ANNUAL RATE			TOTAL	UNADJUSTED			
					TYPE OF FINANCING			
	TOTAL	1-FAMILY	2 OR MORE		FHA	VA	OTHER	
1970 - Oct.	1,583	890	693	140.9	40.4	5.8	94.7	1,523
Nov.	1,693	934	759	126.9	33.7	5.5	87.2	1,487
Dec.	2,054	1,240	814	121.4	63.2	5.7	52.5	1,768
1971 - Jan.	1,725	946	779	110.6	32.2	4.6	72.8	1,635
Feb.	1,754	985	769	102.2	27.3	4.7	68.4	1,563
Mar.	1,959	1,048	911	167.9	33.4	6.9	127.6	1,627
Apr.	1,912	1,098	814	201.1	44.6	8.5	148.0	1,638
May	1,975	1,124	851	198.5	40.7	8.4	149.4	1,927
June	2,000	1,177	823	193.8	46.1	9.3	137.8	1,849
July	2,229	1,187	1,042	194.3	42.9	9.2	142.2	2,052
Aug. $\frac{r}{p}$	2,258	1,212	1,046	204.5	45.8	9.4	149.3	2,006
Sept. $\frac{r}{p}$	1,948	1,175	773	169.5	48.3	8.7	112.5	1,900
Oct. $\frac{r}{p}$	2,050	1,152	898	182.0	--	8.1	--	2,215

- 1 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. 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.
- 2 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.

TABLE 16: Mortgage and Bond Yields¹

DATE	FHA MORTGAGES ²	CONVENTIONAL MORTGAGES ³	SPREAD BETWEEN YIELDS ON CONV. & FHA MORTGAGES ⁵	NEW Aaa CORPORATE BONDS ⁴	SPREAD BETWEEN YIELDS ON NEW CORPORATE BONDS AND FHA MORTGAGES ⁶
	30-year				
1969 - High	8.62	8.35	-.13	8.75	1.08
Low	7.99	7.55	-.40	6.91	-.13
1970 - High	9.29	8.60	-.10	9.11	.99
Low	8.40	8.30	-.74	7.80	.01
1971 - High	7.97	7.95	.28	8.01	.40
Low	7.32	7.55	-.19	7.24	-.36
1971 - May	7.75	7.65	-.10	8.01	-.26
June	7.89	7.70	-.19	7.90	-.01
July	7.97	7.80	-.17	7.96	.01
Aug.	7.92	7.85	-.07	7.65	.27
Sept.	7.84	7.85	.01	7.44	.40
Oct.	7.75	7.80	.05	7.29	.46

- Neither mortgage nor bond yields include allowance for servicing costs which are much higher for mortgages than for 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.
- Based on FHA-field-office opinions about average bid prices in the private secondary market for new-home mortgages for immediate delivery. Data shown are for 30-year mortgages with minimum downpayments, and weighted by probable volume of transactions. Yields computed by FHA, assuming prepayment period of 15 years for 30-year mortgages.
- Based on FHA-field-office opinion on typical interest rates (rounded) on conventional first mortgages prevailing in the market areas of insuring office cities.
- See note for Table 1.
- Yield spread equals conventional mortgage rate less FHA secondary market yield.
- Yield spread equals FHA secondary market yield less new Aaa corporate bond yield.

TABLE 17: Conventional Mortgage Terms ¹

DATE	NEW HOMES						EXISTING HOMES					
	CON-TRACT RATE (PER CENT)	FEES & CHARGES (PER CENT)	EFFEC-TIVE RATE	MATURITY (YEARS)	LOAN/PRICE RATIO (PER CENT)	LOAN AMT. (\$'000)	CON-TRACT RATE (PER CENT)	FEES & CHARGES (PER CENT)	EFFEC-TIVE RATE	MATU-RITY (YEARS)	LOAN/PRICE RATIO (PER CENT)	LOAN AMT. (\$'000)
	2	3					2	3				
<u>1970</u>												
Oct.	8.33	1.05	8.51	25.1	72.4	24.8	8.20	0.88	8.35	22.8	71.5	20.5
Nov.	8.26	0.99	8.43	25.3	72.1	25.2	8.18	0.85	8.32	22.7	71.5	21.1
Dec.	8.20	1.07	8.38	25.8	73.8	25.8	8.12	0.85	8.26	23.3	71.9	21.7
<u>1971</u>												
Jan.	8.03	0.92	8.18	25.8	73.3	26.4	7.94	0.82	8.08	23.5	72.5	22.0
Feb.	7.74	1.00	7.91	26.2	73.9	26.2	7.67	0.79	7.80	24.0	73.1	22.5
Mar.	7.52	0.83	7.66	25.9	73.7	26.0	7.47	0.77	7.60	24.1	73.5	23.0
Apr.	7.37	0.73	7.49	26.3	73.6	26.2	7.34	0.75	7.47	24.2	73.6	23.1
May	7.36	0.71	7.47	26.1	74.0	26.7	7.33	0.71	7.45	24.0	73.2	23.3
June	7.38	0.74	7.50	26.3	73.7	27.2	7.38	0.74	7.50	24.3	73.9	28.3
July	7.51	0.90	7.66	26.3	74.5	27.1	7.50	0.75	7.63	24.2	74.5	23.2
Aug.	7.60	0.84	7.74	26.2	73.9	26.5	7.58	0.76	7.71	24.5	74.2	23.5
Sept.	7.67	0.97	7.83	25.8	75.3	25.9	7.63	0.78	7.76	24.2	74.5	22.5
Oct.	7.67	0.96	7.83	26.5	75.6	26.3	7.62	0.78	7.75	24.2	74.6	23.0

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 permanent loans which are coupled with construction loans to owner-builders. Related series on conventional mortgage rates only, based on unweighted opinions of field-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.