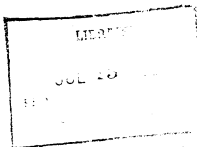


DECONTROLLED AFTER SIX MONTHS

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July 10, 1972



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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.

INDEX

Developments in the Corporate and Municipal Bond Markets
Capital Market Yields
Capital Market Volume
Stock Market
Mortgage Market

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
1972 - June	2	7.09	7.23	260	55	n. a.
	9	7.25	7.24	290	68	n. a.
	16	7.26	7.25	375	73	n. a.
	23	7.31	7.23	231	91	n. a.
	30	7.38	7.22	244	73	n. a.
July	7	7.38	7.20	53	45	n. a.
	14	n. a.	n. a.	600e	n. a.	n. a.
WEEK ENDING:		MUNICIPAL BOND MARKET				
		YIELDS		VOLUME ²		
		MOODY'S NEW ISSUE	BOND BUYER SEASONED 20 BOND INDEX	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1972 - June	2	4.85	5.15	274	55	1,267
	9	5.00	5.31	553	58	826
	16	5.10	5.36	548	79	783
	23	5.20	5.43	499	83	1,072
	30	5.20	5.43	359	75	730
July	7	5.20	5.43	125	80	989
	14	n. a.	n. a.	625e	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
7/6	8.0	Brockton Ed	7 7/8	7.70	A	5 yrs	40%
7/6	35.0	Mich. Consol. Gas	7 5/8	7.63	A	5 yrs	30%
6/27	75.0	Georgia Pwr Co.	7 1/2	7.52	Aa	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 ¹					
DATE		MUNICIPALS		CORPORATES	
		BLUE LIST	IN SYNDICATE	IN SYNDICATE	
1972 - June	9	801	316	33	
	16	912	296	109	
	23	938	224	78	
	30	768r	204	67	
July	7	742	152	75	

N.C. - No call protection.

¹ 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
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 (12/21)	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)
1972 - High	7.42 (4/21)	7.36 (4/28)	6.19 (4/14)	5.54 (4/13)
Low	6.86 (1/14)	7.16 (1/21)	5.96 (1/14)	4.99 (1/13)
1972 - June 2	7.09	7.23	5.97	5.15
9	7.25	7.24	6.01	5.31
16	7.26	7.25	6.01	5.36
23	7.31	7.23	6.00	5.43
30	7.38	7.22	6.03	5.43
July 7	7.38	7.20	6.04	5.43

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		
	1972	1971	1970	1972	1971	1970
January	3,205	3,115	2,636	1,762	2,732	1,340
February	3,369	3,000	1,802	1,953	1,851	1,214
March	3,229	6,075	3,539	2,195	2,258	1,555
April	3,184	4,042	3,170	2,086	1,891	1,647
May	3,300e	3,300e	3,909	1,947	2,167	996
June	3,325e	4,375	3,389	2,200e	2,013	1,085
July		4,147	2,768		1,989	1,348
August		2,532	2,274		1,903	1,359
September		3,768	3,518		2,098	1,758
October		3,387	3,777		1,728	1,924
November		3,704	4,182		2,264	1,748
December		3,673	3,980		2,068	2,190
1st Quarter	9,803	12,190	7,977	5,910	6,841	4,109
2nd Quarter	9,809e	11,688	10,468	6,233e	6,081	3,728
3rd Quarter		10,447	8,560		5,990	4,465
4th Quarter		10,764	11,939		6,060	5,862
1st half		23,844	18,445		12,912	7,837
Three quarters		34,325	27,005		18,902	12,302
Year		45,089	38,944		24,962	18,164

1. Securities and Exchange Commission estimates of gross proceeds.

2. Investment Bankers Association of America estimates of principal amounts.

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 PFD. STOCK	MEMO:		MFG.	PUBLIC UTILITY	COMMUNI- CATIONS	OTHER ISSUERS ¹	
		PUBLICLY OFFERED	PRIVATELY PLACED		ISSUES INCLUDED						
					FOREIGN	CONVERTIBLE					
1971 - 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	
IV	10,764	5,135	2,439	3,193	133	767	2,543	3,041	1,053	4,164	
1972 - I	9,805	5,361	1,593	2,851	74	511	1,525	2,261	1,476	4,541	
IIe	9,809	4,547	2,200	3,061	n.a.	802	2,072	3,431	1,182	3,122	
1971 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	4,147	1,331	619	2,196	72	199	582	732	1,622	1,210	
Aug.	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.	3,387	1,942	723	723	59	222	662	933	432	1,360	
Nov.	3,704	2,003	433	1,269	62	395	811	1,217	269	1,408	
Dec.	3,673	1,190	1,283	1,201	12	150	980	891	352	1,450	
1972 - Jan.	3,205	1,767	604	834	59	195	392	533	752	1,529	
Feb.	3,369	1,917	412	1,041	12	83	529	988	498	1,354	
Mar.	3,229	1,677	577	976	3	233	604	740	227	1,658	
Apr.	3,184	1,622	700	861	15	92	572	1,211	177	1,222	
May	3,300	1,600	700	1,000	n.a.	210	900	875	375	1,150	
June	3,325	1,325	800	1,200	n.a.	50	600	1,345	630	750	

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

July 3, 1972 thru July 7, 1972

ISSUER	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
Michigan Consol Gas Indiana Mtge & Realty Inv.	1st mtge	35.0	1997	7 5/8	7.62	A
	Bene. Int.	20.0	--	--	--	--

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

		July 3 thru July 7, 1972					
ISSUER State and Local	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING	
New Jersey Wayne Co., Mich	G.O.	75.0	1973-2002	--	3.75-5.15	--	
	Rev.	14.7	--	--	--	A-1	

* 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 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.
- 3 Includes foreign government and International Bank for Reconstruction and Development issues and non-quaranteed issues by Federal Agencies.

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

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	Through July 7, 1972	
			APPROXIMATE DATE OF OFFERING	
Corporates				
Northern Ill Gas	1st mtge	40.0	July	11
Central Maine Pwr	1st mtge	25.0	July	11
Hanover Square Realty Investors	conv debs	25.0	July	11
Pa Pwr & Lt.	Pref	35.0	July	11
*Beneficial Corp	Bonds	100.0	July	11
Pacific Gas & Elec Co	1st mtge	125.0	July	12
New England Pwr Co	1st mtge	25.0	July	13
Gen'l Tele of Southeast	1st mtge	25.0	July	17
Dow Chemical	Bonds	100.0	July	18
Household Finance Corp	Bonds	100.0	July	18
US National Bank of Oregon	Debs	25.0	July	18
Provident Nat'l Bank	Debs	21.0	July	18
*Ford Motor Credit Co	Conv debs	175.0	July	18
Mid-Atlantic Banks, Inc.	Bonds	20.0	July	18
Southern Bell	Bonds	210.0	July	19
*Heinz, H. J. Co.	Bonds	50.0	July	19
Toledo Edison	Bonds	30.0	July	24
Connecticut Lt & Pwr	1st mtge	50.0	July	25
Commercial Credit Co	Debs	100.0	July	26
Public Svc of Colorado	1st mtge	50.0	July	27
Textron Inc	Debs	50.0	July	
*Dart Industries	Conv debs	55.0	July	
*Western Union Corp	Bonds	125.0	July	
Ohio Edison	1st mtge	60.0	Aug	1
*Delmarva Pwr & Lt.	Bonds	30.0	Aug	3
*South Central Bell Tele Co.	Bonds	125.0	Aug	8
American Internat'l Group Inc.	Conv debs	30.0	INDEF	
Medical Mtge Inv	Debs	50.0	INDEF	
Central Soya	Debs	30.0	INDEF	
BankAmerica, Inc.	Debs	100.0	INDEF	
Fidelco Growth Investments	Conv debs	25.0	INDEF	
*B.F. Goodrich	Bonds	50.0	INDEF	

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

As of July 7, 1972

ISSUER State and Local	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
Wisconsin	G.O.	43.0	July 10
Florida State Bd. of Education	Rev.	26.0	July 11
Oklahoma City, Okla.	G.O.	13.4	July 11
Oregon, State of	G.O.	75.0	July 11
Louisiana	G.O.	54.0	July 11
New York, N.Y.	G.O.	267.2	July 12
*Hawaii	G.O.	60.1	July 18
*Dallas, Tex.	Rev.	15.2	July 19
Boston Metro. Dist., Mass	G.O.	14.9	July 19
*Missouri	Rev.	20.0	July 20
Ohio, State of	G.O.	75.0	July 20
Rochester, N.Y.	G.O.	17.5	July 20
Ohio Pub Facilities Comm.	Rev.	75.0	July 20
Texas	G.O.	20.0	July 20
*Lakeland, Fla	Rev.	28.0	July 24
*Boston Metropolitan Dist.	G.O.	28.0	July 24
*Volusia Co-wide S/D, Deland, F Fla.	G.O.	10.0	July 25
*Illinois	G.O.	100.0	July 25
Memphis, Tenn	G.O.	16.0	July 25
New York State Urban Dev Corp	G.O.	150.0	July 26
*Maryland	G.O.	93.5	July 26
Los Angeles DWAP	Rev.	15.0	Aug. 2

* 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.

STOCK PRICES AND VOLUME

DATE	STOCK PRICES ¹			TRADING VOLUME ²	
	NYSE INDEX ³	D.J. INDUSTRIALS	AMEX ⁴	NYSE	AMEX
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 (2/5)
Low	48.73 (1/4)	797.97(11/23)	22.72 (1/4)	11.0 (9/17)	2.7 (8/13)
1972 - High	61.38 (5/26)	971.25 (5/26)	28.53 (4/14)	21.2 (3/24)	7.4 (3/10)
Low	56.23 (1/3)	889.30 (1/3)	25.61 (1/3)	14.0 (3/31)	3.9 (6/16)
1972 - May 5	59.30	941.23	27.53	14.4	4.0
12	59.19	941.83	27.48	14.4	4.1
19	60.54	961.54	27.86	15.6	4.4
26	61.38	971.25	27.94	16.5	4.4
June 2	60.95	961.39	27.85	15.3	4.0
9	59.35	934.45	27.44	14.3	4.3
16	60.04	945.06	27.50	15.5	3.9
23	59.89	944.69	27.37	13.9	3.6
30	59.31	929.03	27.24	13.9	3.7
July 7	60.15	938.06	27.38	13.8	3.2

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/ Day	Days/ Week	Hours/ 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

3. 12/31/65 = 50

4. Average dollar value of shares listed.

TABLE 9: Security Credit

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>						
1971 - 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)
Nov.	4,910	2,400	7,310	(4)	2,170	(4)
Dec.	5,400	2,440	7,840	(4)	2,220	(4)
1972 - Jan.	5,700	2,490	8,190	(4)	2,488	(4)
Feb.	6,180	2,510	8,690	(4)	2,542	(4)
Mar.	6,620	2,520	9,140	(4)	2,512	(4)
Apr.	7,010	2,530	9,540	(4)	2,459	(4)
May	7,200	2,560	9,760	(4)	2,330	(4)
<u>Change in Outstanding:</u>						
1972 - 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	--
Nov.	-40	-10	-50	--	10	--
Dec.	490	40	530	--	50	--
1972 - Jan.	300	50	350	--	268	--
Feb.	480	20	500	--	54	--
Mar.	440	10	450	--	-30	--
Apr.	390	10	400	--	-53	--
May	190	30	220	--	-129	--

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

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

DATE	MUTUAL SAVINGS BANKS			SAVINGS & LOAN ASSOCIATIONS			TOTAL		NET NEW MONEY ²
	REGULAR DEPOSITS ³		NET NEW MONEY ²	SHARE CAPITAL		NET NEW MONEY ²	DEPOSITS		
	NET FLOW	ANNUAL GROWTH RATE ¹		NET FLOW	ANNUAL GROWTH RATE ¹		NET FLOW	ANNUAL GROWTH RATE ¹	
Not Seasonally Adjusted									
1969	2,549	4.0	-763	4,068	3.1	-1,003	6,617	3.4	-1,766
1970	4,517	6.8	936	10,965	8.1	5,285	15,482	7.7	6,231
1971	9,623	13.5	5,678	28,244	19.4	20,652	37,867	17.5	26,330
1971 - March	1,604	--	955	4,108	--	2,627	5,712	--	3,582
April	801	--	651	2,211	--	2,092	3,012	--	2,743
May	819	--	710	2,160	--	2,081	2,979	--	2,791
1972 - March	1,507	--	773	4,287	--	2,532	5,794	--	3,305
April	464	--	280	1,774	--	1,668	2,238	--	1,948
May p/	680	--	n.a.	2,216	--	2,113	2,896	--	n.a.
Seasonally Adjusted									
1971 - December	836	12.5	--	2,031	14.2	--	2,867	13.7	--
1972 - January	948	14.1	--	4,118	28.4	--	5,066	23.9	--
February	861	12.6	--	2,955	19.9	--	3,816	17.6	--
March	1,089	15.8	--	3,091	20.5	--	4,180	19.0	--
April	820	11.7	--	2,704	17.6	--	3,524	15.8	--
May p/	587	8.3	--	1,821	11.7	--	2,408	10.7	--

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 Institutions¹

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)						
1971 - Mar.	12.6	10.1	2.5	1.28	1.11	.17
Apr.	13.7	11.0	2.7	1.15	.90	.25
May	14.5	11.6	3.0	.90	.56	.34
June	15.9	12.8	3.1	1.31	1.26	.05
July	16.2	13.1	3.1	.30	.29	.01
Aug.	16.3	13.2	3.1	.12	.14	-.01
Sept.	16.4	13.2	3.2	.08	-.07	.14
Oct.	16.3	13.1	3.3	.02	-.05	.07
Nov.	16.6	13.2	3.4	.20	.08	.12
Dec.	16.6	13.1	3.6	.09	-.06	.15
1972 - Jan.	17.0	13.3	3.7	.30	.12	.18
Feb.	18.3	14.2	4.1	1.34	.97	.37
Mar.	19.5	15.2	4.3	1.19	.97	.22
Apr.	20.5	16.0	4.5	.99	.79	.20
May	21.7	17.1	4.6	1.24	1.15	.09

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 nonresidential commitments. S&L commitments include loans in process. New changes are derived directly from unrounded outstanding 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 Holdings ¹

DATE	TOTAL INCLUDING FNMA-GNMA	FINANCIAL INSTITUTIONS					FNMA-GNMA
		TOTAL	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSOC.	LIFE INSURANCE COMPANIES	
<u>Not Seasonally Adjusted</u>							
1968	23,781	21,273	6,677	2,787	9,350	2,459	2,508
1969	24,074	19,699	5,404	2,682	9,561	2,052	4,375
1970	21,736	16,827	2,462	1,845	10,172	2,348	4,909
1971	41,647	39,259	9,940	3,938	24,160	1,221	2,388
1972 - Feb.	2,811	2,574	600	259	1,776	-61	237
Mar.	4,012	3,929	1,000	430	2,531	-32	83
Apr.	4,006	4,063	1,100	352	2,566	45	-57
May	n.a.	n.a.	1,300	n.a.	2,718	n.a.	284
<u>Seasonally Adjusted</u>							
1971 Apr.	3,057	3,113	685	293	2,082	53	-56
May	3,300	3,260	864	318	2,036	42	40
June	4,136	3,935	1,219	386	2,309	21	201
July	4,186	3,878	977	374	2,455	72	308
Aug.	4,168	3,656	901	400	2,252	130	512
Sept.	3,924	3,458	902	306	2,122	128	466
Oct.	3,657	3,267	884	329	1,977	77	390
Nov.	3,647	3,345	752	465	2,058	77	302
Dec.	4,325	4,083	826	522	2,357	378	242
1972 - Jan.	3,123	2,974	888	272	1,813	1	149
Feb.	3,315	3,065	754	296	2,042	-27	250
Mar.	4,208	4,097	1,061	486	2,571	-21	111
Apr.	4,057	4,058	1,084	390	2,506	78	-1
May	n.a.	n.a.	1,261	n.a.	2,569	n.a.	375

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 87 per cent of the net increase estimated for all holders in 1971.

TABLE 13: Net Increases in Mortgage Debt Outstanding¹
 Billions of dollars, SAAR²

QUARTER	TOTAL	RESIDENTIAL ³	1- to 4- FAMILY	MULTI- FAMILY	COMMERCIAL	MULTI-AND COMMERCIAL	FARM
1967 - I	16.0	10.3	7.0	3.3	3.9	7.2	1.8
II	20.8	14.0	10.6	3.4	5.0	8.4	1.8
III	26.3	18.9	15.1	3.8	4.9	8.8	2.5
IV	27.2	19.7	15.9	3.8	4.7	8.5	2.8
1968 - I	28.1	19.4	16.2	3.2	6.4	9.5	2.3
II	26.4	18.2	15.0	3.2	6.0	9.2	2.2
III	25.8	17.4	13.9	3.5	6.6	10.1	1.8
IV	29.4	20.2	16.3	3.9	7.3	11.2	1.9
1969 - I	31.8	23.6	19.2	4.4	6.1	10.5	2.2
II	29.1	21.5	16.8	4.7	5.4	10.1	2.2
III	26.2	19.0	14.4	4.7	5.4	10.0	1.7
IV	24.9	18.2	13.0	5.3	5.2	10.5	1.4
1970 - I	20.6	14.2	9.1	5.1	4.8	9.9	1.5
II	22.9	16.9	11.5	5.4	4.6	9.9	1.5
III	29.1	21.8	15.5	6.3	5.2	11.5	2.1
IV	31.3	22.5	16.0	6.5	6.7	13.2	2.2
1971 - I	37.1	26.6	18.5	8.1	8.3	16.3	2.2
II	47.8	36.1	26.4	9.7	9.4	19.1	2.3
III	53.6	40.1	31.4	8.7	11.2	19.9	2.3
IV	53.4	40.1	31.4	8.7	10.8	19.5	2.5
1972 - Ie	56.3	42.6	32.4	10.1	11.6	21.7	2.1

- 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 Biweekly "Auction" Results

WEEK ENDED	COMMITMENTS IN \$ MILLIONS					IMPLICIT YIELD ² (per cent)			
	TOTAL OFFERED	ACCEPTED				90-DAY	6-MONTH	1-YEAR ¹ & OVER	
		TOTAL	90-DAY	6-MONTH	1-YEAR ¹ & OVER				
1972 - Mar.	6	86.9	50.6	50.6	--	--	7.56	--	--
	20	202.9	86.2	86.2	--	--	7.54	--	--
Apr.	3	258.8	178.5	178.5	--	--	7.56	--	--
	17	347.4	176.3	176.3	--	--	7.60	--	--
May	1	364.9	336.4	336.4	--	--	7.63	--	--
	15	266.3	188.2	188.2	--	--	7.63	--	--
	30	133.4	76.4	76.4	--	--	7.62	--	--
June	12	83.5	48.1	48.1	--	--	7.62	--	--
	26	97.8	76.6	76.6	--	--	7.62	--	--

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

TABLE 15: Private Housing Starts and Permits

DATE	STARTS						BUILDING PERMITS (SEASONALLY ADJUSTED ANNUAL RATE) ²	
	SEASONALLY ADJUSTED			TOTAL	UNADJUSTED			
	ANNUAL RATE				TYPE OF FINANCING			
	TOTAL	1-FAMILY	2 OR MORE		FHA	VA		OTHER
1971 - May	2,046	1,152	894	198.5	40.7	8.4	149.4	1,927
June	2,008	1,150	858	193.8	46.1	9.3	138.4	1,849
July	2,091	1,162	929	194.3	42.9	9.2	141.1	2,052
August	2,219	1,198	1,021	204.5	45.8	9.4	147.0	2,006
September	2,029	1,172	857	173.8	48.3	8.7	116.8	1,900
October	2,038	1,155	882	179.7	38.5	8.1	133.1	2,173
November	2,228	1,242	985	176.4	47.2	9.1	120.1	1,952
December	2,457	1,347	1,110	152.1	85.4	7.4	59.3	2,292
1972 - January	2,487	1,415	1,071	150.9	37.4	7.5	106.0	2,105
February	2,682	1,325	1,357	153.6	27.8	8.0	117.8	2,078
March <u>r/</u>	2,369	1,302	1,067	203.9	37.7	10.5	155.7	1,928
April <u>r/</u>	2,101	1,162	939	210.5	29.1	8.5	172.9	1,928
May <u>p/</u>	2,322	1,329	993	223.8	34.1	9.4	180.3	1,991

- 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 Yields ¹

DATE	FHA MORTGAGES ²	CONVEN- TIONAL MORT- GAGES 3	SPREAD BE- TWEEN YIELDS ON CONV. & FHA MORT- GAGES ⁵	NEW Aaa COR- PORATE BONDS 4	SPREAD BETWEEN YIELDS ON NEW CORPORATE BONDS AND FHA MORTGAGES ⁶
	30-year				
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	.50
Low	7.32	7.55	-.19	7.24	-.36
1971 - Nov.	7.62	7.75	.13	7.19	.43
Dec.	7.59	7.70	.11	7.09	.50
1972 - Jan.	7.49	7.60	.11	7.07	.42
Feb.	7.46	7.60	.14	7.16	.30
Mar.	7.45	7.55	.10	7.22	.33
Apr.	7.50	7.60	.10	7.31	.19
May	7.53	7.60	.07	7.21	.39

¹ 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.

² 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.

³ Based on FHA-field-office opinion on typical contract interest rates (rounded) on conventional first mortgages prevailing in the market areas of insuring offices.

⁴ See note for Table 1.

⁵ Yield spread equals conventional mortgage rate less FHA secondary market yield.

⁶ 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) 2	EFFEC-TIVE RATE 3	MATURITY (YEARS)	LOAN/PRICE RATIO (PER CENT)	LOAN AMT. (\$000) 4	CON-TRACT RATE (PER CENT)	FEES & CHARGES (PER CENT) 2	EFFEC-TIVE RATE 3	MATU-RITY (YEARS)	LOAN/PRICE RATIO (PER CENT)	LOAN AMT. (\$000) 4
<u>1971</u>												
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.	7.68	0.97	7.84	26.4	75.5	26.3	7.62	0.79	7.75	24.1	74.2	22.9
Nov.	7.65	0.87	7.79	26.7	75.4	27.3	7.56	0.79	7.69	24.6	74.6	23.2
Dec.	7.62	0.93	7.77	26.6	74.5	26.5	7.51	0.78	7.64	24.6	74.6	23.9
<u>1972</u>												
Jan.	7.62	0.95	7.78	26.5	75.0	27.6	7.45	0.82	7.58	24.7	74.7	24.1
Feb.	7.45	1.02	7.61	27.0	76.5	27.8	7.35	0.79	7.48	25.4	75.8	24.8
Mar.	7.38	0.84	7.52	27.2	76.2	28.2	7.31	0.77	7.44	25.1	75.6	24.4
Apr. <u>r</u> /	7.38	0.83	7.51	27.2	76.0	28.5	7.30	0.78	7.42	25.2	75.3	24.9
May <u>p</u> /	7.39	0.84	7.53	27.2	76.1	28.4	7.34	0.73	7.46	25.1	75.3	24.4

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.
- 4 Derived by FRB.