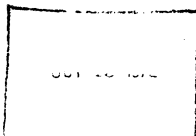


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L.5.8 Confidential (F.R.)

October 10, 1972



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# CAPITAL MARKET DEVELOPMENTS

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

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

**SYMBOLS:**

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

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TABLE 1: Yields, Volume and Reception

WEEK ENDING:		CORPORATE BOND MARKET				
		YIELDS		VOLUME <sup>2</sup>		
		NEW ISSUE Aaa UTILITY	MOODY'S SEASONED Aaa	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1972 - Sept.	1	7.41	7.16	98	41	n.a.
	8	7.38	7.19	371	90	n.a.
	15	7.34	7.23	121	58	n.a.
	22	7.44	7.23	252	86r	n.a.
	29	7.42	7.24	100	99r	n.a.
Oct.	6	7.44	7.23	433	88	n.a.
	13	n.a.	n.a.	225e	n.a.	n.a.

WEEK ENDING:		MUNICIPAL BOND MARKET				
		YIELDS		VOLUME <sup>2</sup>		
		MOODY'S	BOND BUYER SEASONED 20 BOND INDEX	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1972 - Sept.	1	5.10	5.38	299	68	681
	8	5.15	5.39	225	88	758
	15	5.10	5.38	600	79	1,308
	22	5.15	5.37	291	72	1,289
	29	5.08	5.30	568	87	1,484
Oct.	6	5.05	5.22	382	98	1,218
	13	n.a.	n.a.	700e	n.a.	n.a.

1 New series derived by adjusting to a Aaa utility 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). For additional details and back data, see the September 1972 issue of the Federal Reserve Bulletin. The Aaa corporate yield series previously published in the L.5.8 has been discontinued.

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	
10/4	50.0	Consumers Pwr	7 1/2	7.45	Aa 5 yrs	30%	
10/5	40.0	Gen Tel of SW	7 1/2	7.60	A 5 yrs	60%	

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
1972 - Sept.	8	758	204	103
	15	702	202	58
	22	618	163	35
	29	629	73	15
Oct.	6	630	51	51

N.C. - No call protection.

<sup>1</sup> 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 ISSUE Aaa UTILITY	MOODY'S SEASONED CORPORATE Aaa <sup>2</sup>	U.S. GOVERNMENT 20-YEAR CONSTANT MATURITIES <sup>3</sup>	BOND BUYER'S SEASONED MUNICIPALS <sup>4</sup>
1970 - High	9.43 (6/19)	8.60 (7/3)	7.55 (5/29)	7.12 (5/29)
Low	7.72 (12/11)	7.48 (12/21)	6.17 (12/18)	5.33 (12/11)
1971 - High	8.26 (7/30)	7.71 (8/13)	6.51 (6/18)	6.23 (6/23)
Low	7.02 (2/5)	7.06 (2/12)	5.69 (3/23)	4.97 (10/21)
1972 - High	7.60 (4/21)	7.36 (4/28)	6.19 (4/14)	5.54 (4/13)
Low	7.08 (3/10)	7.16 (8/1)	5.92 (8/18)	4.99 (1/13)
1972 - Sept. 1	7.41	7.16	5.97	5.38
8	7.38	7.19	6.01	5.39
15	7.34	7.23	6.03	5.38
22	7.44	7.23	6.07	5.37
29	7.42	7.24	6.12	5.30
Oct. 6	7.44	7.23	n.a.	5.22

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 <sup>1</sup>			STATE AND LOCAL <sup>2</sup>		
	1972	1971	1970	1972	1971	1970
January	3,205	3,115	2,636	1,776	2,732	1,340
February	3,369	3,000	1,802	2,002	1,851	1,214
March	3,229	6,075	3,539	2,237	2,258	1,555
April	3,275	4,042	3,170	2,114	1,891	1,647
May	3,598	3,300	3,909	1,986	2,167	996
June	4,341	4,375	3,389	2,224	2,013	1,085
July	3,436	4,147	2,768	1,771	1,989	1,348
August	2,910e	2,532	2,274	1,918	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	6,015	6,841	4,109
2nd Quarter	11,214	11,688	10,468	6,325	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	21,017	23,844	18,445	12,339	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 STOCK	MEMO:		MFG.	PUBLIC UTILITY	COMMUNI- CATIONS	OTHER ISSUERS <sup>1</sup>
		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
II	11,214	4,634	2,781	3,798	245	449	2,109	3,495	1,369	4,240
1971 - 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
197 - 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.	3,275	1,622	789	864	15	92	581	1,219	178	1,297
May	3,598	1,676	774	1,148	100	226	761	738	391	1,708
June	4,341	1,336	1,218	1,786	130	131	767	1,538	800	1,235
July	3,436	1,803	534	1,100	--	442	568	767	582	1,519
Aug. e/	2,910	1,510	600	800	n. a.	220	425	650	190	1,645
Sept. e/	2,750	850	800	1,100	n. a.	205	700	1,100	25	925

<sup>1</sup> Other issuers are extractive, railroad and other transportation, real estate and finance, and commercial and other.

Source: Securities and Exchange Commission. Quarterly supplements are avail-

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

ISSUER	TYPE <sup>2</sup>	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	Oct. 2, 1972 thru Oct. 6, 1972		
				COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
Philadelphia Elect	Cm st	92.7	--	--	--	--
Gen'l Elect Credit Corp	Deb	75.0	1980	7.00	6.94	--
Mich-Wisc. Pipeline	1st mtg	50.0	1992	7 5/8	7.70	A
Southern New England Tel Co	Pref	50.0	--	--	7.52	--
Citizens & So Realty Inv	Deb	30.0	1978	6 3/4	6.75	--
Consumers Pwr	Cm st	61.6	--	--	--	--
Consumers Pwr	Bonds	50.0	2002	7 1/2	7.45	Aa
Household Finance Co	Deb	100.0	1997	7 1/2	7.50	--
GTE of Southwest	Debs	40.0	2002	7 1/2	7.60	A
Louisiana Land Offshore Explo- ration	Conv debs	75.0	1982	(4)	--	--

<sup>4/</sup> Variable Coupon 1.00 through 9/77, 5.00 thereafter.

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

ISSUER State and Local	TYPE <sup>2</sup>	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	Oct. 2 thru Oct. 6, 1972		MOODY'S RATING
				COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	
Massachusetts Bay Transp Auth	G.O.	27.1	1973-1997	--	3.00-5.25	Aa
Massachusetts Bay Transp Auth	G.O.	12.9	2012	5.24	5.40	Aa
California, State of	G.O.	90.0	1973-1992	4.61	2.90-5.25	Aaa
Texas Wtr Dev. Bd.	G.O.	25.0	1974-1993	4.66	3.00-5.15	Aaa
San Bernardino Wtr. Dist., Cal.	G.O.	12.0	1975 1992	4.81	3.50-5.10	A
New York State	G.O.	156.0	1973-2002	4.76	& 5.60 3.00-5.40	Aa

\* 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)<sup>1</sup>  
(continued)

As of Oct. 6, 1972

ISSUER Corporates	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
Zapata Exploration Co.	Conv debts	25.0	Oct. 10.
Atlantic City Elect	Com stk	15.0	Oct. 10
Massachusetts Elect Co.	Bonds	20.0	Oct. 10
First Commerce Corp	Conv debts	20.0	Oct. 11
Metropolitan Edison	Debs	53.0	Oct. 11
Northeast Utilities	Com stk	60.0	Oct. 11
United Tele of Pa.	1st mtge	15.0	Oct. 11
Pacific Pwr & Light Co.	1st mtge	20.0	Oct. 11
Pacific Pwr & Light Co.	Pref stk	25.0	Oct. 11
M G M	Bonds	50.0	Oct. 12
Potomac Elect	Com stk	35.0/40.0	Oct. 12
Texas Elect Svc	Pref stk	30.0	Oct. 12
Southwestern Pub. Svc. Co.	Bonds	20.0	Oct. 16
Ohio Power Co	Bonds	25.0	Oct. 16
Westinghouse Credit Corp	Debs	75.0	Oct. 17
Pa. Pwr. & Light	Com stk	45.0	Oct. 17
Southeast Banking	Conv debts	35.0	Oct. 17
Columbia Gas System	Debs	60.0	Oct. 18
Central Tele Co.	1st mtge	30.0	Oct. 18
Orange & Rockland Utilities	Com stk	25.5	Oct. 19
Montana Dakota Utilities	1st mtge	20.0	Oct. 19
Georgia Pwr	Pref stk	75.0	Oct. 24
New England Tele & Tele	Debs	200.0	Oct. 24
Ford Motor Credit	Notes	100.0	Oct. 24
Ford Motor Credit	Debs	50.0	Oct. 24
Talley Industries	Bonds	25.0	Oct. 25
Portland Gen'l Elect	Bonds	20.0	Oct. 25
First Tenn National Corp	Debs	25.0	Oct. 25
Gilbert Flexi-Van Corp	Conv debts	25.0	Oct. 25
Nevada Pwr	1st mtge	15.0	Oct. 26
Puget Sound Pwr & Lt.	1st mtge	15.0	Oct. 26
Leasco Fin Svc	Bonds	50.0	Oct.
GMAC	Bonds	150.0	Oct.
Englehard Minerals & Chem Co.	Conv debts	50.0	Oct.
United Jersey Banks	Debs	20.0	Oct.
Carolina Pwr & Lt.	Com stk	54.0	Nov. 1
Tampa Elect	Pref stk	20.0	Nov. 2

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

ISSUER State and Local	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING	
Colorado Springs, Co	Rev	19.0	October	10
Wisconsin	G.O.	35.0	October	10
Washington Metro Area Transit Auth	Rev	225.0	October	10
New York City	G.O.	303.9	October	11
Los Angeles DWAP	Rev	40.0	October	11
Phoenix, Ariz	G.O. & rev	22.0	October	17
*South Carolina	G.O.	48.0	October	17
Los Angeles Co Flood Cntrl Dist., Cal.	Rev.	35.0	October	17
*San Diego Unified Port Dist, Cal.	G.O.	22.0	October	17
*Salem, Mass.	G.O.	14.3	October	17
Pittsburgh Pub Pkg. Auth, Pa.	G.O.	11.8	October	18
*Allegheny Co., Pa	G.O.	36.0	October	19
Austin, Texas	G.O. & rev	12.2	October	19
*University of Texas	Rev	10.0	October	19
*Pittsburgh S/D Pa.	G.O.	20.0	October	24
Chicago S/D	G.O.	35.0	October	25
Oregon	G.O.	45.0	October	25
Winston-Salem, N.C.	G.O.	10.9	October	31
*Tarrant Co. Tex Jr Call Dist	G.O.	14.0	October	31
Flat Rock, Mich	Ind dev rev	25.0	October	
Lucas Co., Ohio	Rev	18.5	October	
*Delaware Co Indus Dev Auth Pa	G.O.	40.0	November	1
California, State of	G.O.	90.0	November	3
Ohio	G.O.	100.0	November	16
*Monroe Co., Mich	Rev	57.0	INDEF	

\* 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 8

# STOCK PRICES AND VOLUME

DATE	STOCK PRICES <sup>1</sup>			TRADING VOLUME <sup>2</sup>	
	NYSE INDEX <sup>3</sup>	D.J. INDUSTRIALS	AMEX <sup>4</sup>	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)	
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	61.56 (8/11)	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)	13.8 (7/7)	2.6 (9/8)
Sept. 1	61.34	970.05	26.67	16.7	3.3
8	60.53	961.24	26.46	11.2	2.6
15	59.76	947.32	26.15	12.3	2.8
22	59.51	943.03	26.06	11.8	2.6
29	60.60	953.27	26.18	13.9	3.0
Oct. 6	60.03	945.36	25.95	15.3	3.1

### NOTES:

- Figures other than highs and lows are Fridays.  
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 <sup>3</sup>
	BROKERS <sup>1</sup>	BANKS <sup>2</sup>	TOTAL			
<b>Outstanding:</b>						
1971 - 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)
June	7,510	2,650	10,160	(4)	2,231	(4)
July	7,660	2,700	10,360	(4)	2,245	(4)
<b>Change in Outstanding:</b>						
1972 - 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	--
June	310	90	400	--	-99	--
July	150	50	200	--	14	--

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

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

DATE	MUTUAL SAVINGS BANKS			SAVINGS & LOAN ASSOCIATIONS			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>	
	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 - June	996	--	277	3,105	--	1,275	4,101	--	1,552
July	415	--	276	1,551	--	1,463	1,966	--	1,739
August	300	--	195	1,538	--	1,052	1,409	--	1,247
1972 - June	1,037	--	272	3,738	--	1,626	4,775	--	1,898
July e/	600	--	415	2,290	--	2,159	2,890	--	2,574
August e/	425	--	310	1,801	--	1,709	2,226	--	2,019
	Seasonally Adjusted								
1972 - 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	974	14.0	--	2,704	17.6	--	3,678	16.5	--
May	576	8.2	--	1,814	11.7	--	2,390	10.6	--
June	937	13.2	--	2,849	18.2	--	3,786	16.6	--
July e/	817	11.4	--	3,432	21.5	--	4,249	18.4	--
August e/	672	9.3	--	2,232	13.7	--	2,904	12.4	--

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 <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)						
1971 - 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	1.22	1.13	.09
June	21.7	17.2	4.5	.56	.48	-.08
July	22.0	17.5	4.5	.40	.34	-.06

<sup>1</sup> 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 Holdings <sup>1</sup>

DATE	TOTAL INCLUDING FNMA-GNMA	FINANCIAL INSTITUTIONS					LIFE INSURANCE COMPANIES	FNMA-GNMA
		TOTAL	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSOC.			
<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 - May	4,758	4,474	1,300	454	2,720	24	284	
June	5,624	5,592	1,500	585	3,453	54	50	
July	4,772	4,617	1,400	380	2,758	79	155	
Aug.	n. a.	n. a.	1,500	n. a.	3,305	n. a.	n. a.	
<u>Seasonally Adjusted</u>								
1971 - June	4,136	3,935	1,219	386	2,309	21	201	
July	4,186	3,878	977	374	2,455	72	308	
Aug.	4,295	3,783	1,001	400	2,252	130	512	
Sept.	4,021	3,555	999	306	2,122	128	466	
Oct.	3,747	3,357	974	329	1,977	77	390	
Nov.	3,745	3,443	843	465	2,058	77	302	
Dec.	4,323	4,081	824	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	4,714	4,339	1,261	455	2,571	52	375	
June	5,224	5,105	1,414	533	3,067	91	119	
July	4,680	4,536	1,377	365	2,693	101	144	
Aug.	n. a.	n. a.	1,401	n. a.	3,166	n. a.	n. a.	

<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, 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 Outstanding <sup>1</sup>  
Billions of dollars, SAAR <sup>2</sup>

QUARTER	TOTAL	RESIDENTIAL <sup>3</sup>	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	56.7	41.5	32.2	9.3	13.0	22.2	2.2
IIe	57.7	42.8	33.4	9.4	12.8	22.3	2.1

<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 nonfarm mortgage debt by type of property, where not available, and interpolations and extrapolations, where required, estimated mainly by Federal Reserve.

<sup>2</sup> May differ somewhat from related flow of funds series mainly because of more aggregative type of seasonal adjustment.

<sup>3</sup> 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	COMMITMENTS IN \$ MILLIONS					IMPLICIT YIELD <sup>2</sup> (per cent)		
	TOTAL OFFERED	ACCEPTED				90-DAY	6-MONTH	1-YEAR <sup>1</sup> & OVER
		TOTAL	90-DAY	6-MONTH	1-YEAR <sup>1</sup> & OVER			
1972 - May 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	--	--
July 10	134.6	92.1	92.1	--	--	7.62	--	--
24	123.9	113.0	113.0	--	--	7.62	--	--
Aug. 7	106.2	81.7	81.7	--	--	7.63	--	--
21	114.6	87.2	87.2	--	--	7.62	--	--
Sept. 5	220.6	151.2	151.2	--	--	7.63	--	--
18	295.9	148.1	148.1	--	--	7.65	--	--
Oct. 2	352.8	211.5	211.5	--	--	7.69	--	--

Note: Under the FNMA auction system, approved sellers of Government-underwritten mortgages bid for FNMA forward purchase commitments. Average secondary market yields 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) <sup>2</sup>
	SEASONALLY ADJUSTED ANNUAL RATE			TOTAL	UNADJUSTED			
	TOTAL	1-FAMILY	2 OR MORE		TYPE OF FINANCING			
					FHA	VA	OTHER	
1971 - August	2,219	1,198	1,021	204.5	45.8	9.4	147.0	1,997
September	2,029	1,172	857	173.8	48.3	8.7	116.8	1,944
October	2,038	1,155	882	179.7	38.5	8.1	133.1	1,983
November	2,228	1,242	985	176.4	47.2	9.1	120.1	2,051
December	2,457	1,347	1,110	152.1	85.4	7.4	59.3	2,142
1972 - January	2,487	1,415	1,071	150.9	37.4	7.5	106.0	2,204
February	2,682	1,325	1,357	153.6	27.8	8.0	117.8	2,056
March	2,369	1,302	1,067	205.8	37.7	10.5	155.7	2,007
April	2,109	1,167	942	213.2	29.1	8.5	172.9	1,991
May	2,350	1,344	1,006	227.9	32.4	9.4	186.1	1,955
June	2,330	1,296	1,034	226.3	31.9	9.6	184.8	2,121
July p/	2,190	1,272	918	205.0	26.2	9.4	169.4	2,108
August p/	2,457	1,405	1,052	228.2	30.3	9.8	188.1	2,246

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 are Census estimates based on 13,000, or all known permit-issuing places. Unlike starts, seasonally adjusted building permits reflect direct adjustment for differences in the number of days per month, as well as other differences in timing and coverage.

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

DATE	FHA MORTGAGES <sup>2</sup>	CONVENTIONAL MORTGAGES <sup>3</sup>	SPREAD BETWEEN YIELDS ON CONV. & FHA MORTGAGES <sup>5</sup>	NEW ISSUE Aaa UTILITY <sup>4</sup>	SPREAD BETWEEN YIELDS ON NEW CORPORATE BONDS AND FHA MORTGAGES <sup>6</sup>
	30-year				
1970 - High	9.29	8.60	-.10	9.43	.37
Low	8.40	8.30	-.74	7.72	.70
1971 - High	7.97	7.95	.28	8.26	.52
Low	7.32	7.55	-.19	7.02	-.36
1971 - Nov.	7.62	7.75	.13	7.38	.24
Dec.	7.59	7.70	.11	7.28	.31
1972 - Jan.	7.49	7.60	.11	7.21	.28
Feb.	7.46	7.60	.14	7.34	.12
Mar.	7.45	7.55	.10	7.24	.21
Apr.	7.50	7.60	.10	7.45	.05
May	7.53	7.60	.07	7.38	.15
June	7.54	7.60	.06	7.32	.22
July	7.54	7.65	.11	7.38	.16
August	7.55	7.65	.10	7.37	.18

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. 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.

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 <sup>1</sup>

DATE	NEW HOMES						EXISTING HOMES					
	CON-TRACT RATE (PER CENT)	FEES & CHARGES (PER CENT)	EFFEC-TIVE RATE	MATU-RITY (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>1971</u>												
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.	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	7.40	0.84	7.53	27.2	76.2	28.5	7.33	0.77	7.46	25.2	75.4	24.6
June	7.41	0.85	7.55	27.2	76.5	27.8	7.36	0.78	7.49	25.5	76.1	25.2
July	7.43	0.83	7.56	27.2	77.0	28.2	7.37	0.83	7.50	25.6	76.2	25.2
Aug. <u>p/</u>	7.45	0.86	7.59	27.5	77.3	28.0	7.39	0.82	7.52	26.3	76.5	25.5

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.