

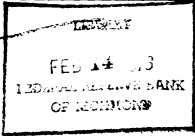
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February 12, 1973



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 Aaa UTILITY ¹	MOODY'S SEASONED Aaa	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1973 - Jan. 5	--	7.11	34	100	n.a.
12	7.29	7.12	373	80	n.a.
19	7.45	7.15	248	94	n.a.
26	7.40	7.18	176	81	n.a.
Feb. 2	7.36	7.20	179	99	n.a.
9	7.46	7.22	245	99	n.a.
16	n.a.	n.a.	250e	n.a.	n.a.
WEEK ENDING:	MUNICIPAL BOND MARKET				
	YIELDS		VOLUME ²		
	MOODY'S NEW ISSUE Aaa	BOND BUYER SEASONED 20 BOND INDEX	GROSS OFFERINGS	PER CENT SOLD BY END OF WEEK	BONDS SCHEDULED WITHIN 28 DAYS
1973 - Jan. 5	4.95	5.08	52	55	963
12	4.90	5.03	467	80	942
19	4.85	5.00	467	75	802
26	4.90	5.08	364	54	929
Feb. 2	5.00	5.16	451	83	575
9	5.05	5.16	493	83	586
16	n.a.	n.a.	288e	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
2/7	12.0	Otter Tail Pwr	7 5/8	7.60	A	5 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							
1/30	2/8	50.0	Texas Power & Light	7.50	7.37	+8	Aaa 5 yrs	40%

DATE	INVENTORIES ¹		
	MUNICIPALS		CORPORATES
	BLUE LIST	IN SYNDICATE	IN SYNDICATE
1973 - Jan. 12	805	150	37
19	805	193	16
26	821	356	35
Feb. 2	828	157	21
9	780	120	1

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	9.43 (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 (8/12)	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	6.99 (11/24)	7.05 (12/8)	5.74 (11/17)	4.96 (10/21)
1973 - Jan. 5	--	7.11	6.42	5.08
12	7.29	7.12	6.85	5.03
19	7.45	7.15	6.86	5.00
26	7.40	7.18	6.87	5.08
Feb. 2	7.36	7.20	6.88	5.16
9	7.46	7.22	6.89	5.16

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	1,776	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	1,988	1,891	1,647
May	3,598	3,300	3,909	2,002	2,167	996
June	4,341	4,375	3,389	2,260	2,013	1,085
July	3,582	4,147	2,768	1,800	1,989	1,348
August	2,893	2,532	2,274	1,951	1,903	1,359
September	2,720	3,768	3,518	1,693	2,098	1,758
October	3,809	3,387	3,777	2,155	1,728	1,924
November	3,252e	3,704	4,182	1,838	2,264	1,748
December	2,650e	3,673	3,980	1,755e	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	6,250	6,081	3,728
3rd Quarter	9,195	10,447	8,560	5,444	5,990	4,465
4th Quarter	9,711e	10,764	11,939	5,748e	6,060	5,862
1st half	21,017	23,844	18,445	12,265	12,812	7,837
Three quarters	30,212	34,325	27,005	17,709	18,902	12,302
Year	39,923	45,089	38,944	23,457e	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 - 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
III	9,195	4,192	1,867	3,136	57	836	1,629	2,680	856	4,030
IVe/	9,711	4,084	2,458	3,182	n.a.	352	1,045	2,874	1,047	4,745
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	1,907	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	744	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	3,582	1,807	657	1,118	3	450	574	798	586	1,624
Aug.	2,893	1,523	421	948	17	183	452	635	237	1,568
Sept.	2,720	863	789	1,070	37	203	603	1,247	33	838
Oct.	3,809	1,763	593	1,453	84	162	356	1,332	371	1,749
Nov.	3,252	1,361	865	1,029	120	161	389	792	651	1,421
Dec.	2,650	950	1,000	700	n.a.	40	300	750	25	1,575

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

ISSUER	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	Feb. 1, 1973 through Feb. 9, 1973		
				COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
Ethan Allen, Inc.	Conv debs	20.0	1998	4 7/8	4.88	--
Whittaker Corp	Sub debs	25.0	1993	9 5/8	9.63	Ba
Commonwealth Edison	1st mtge	100.0	2003	7 5/8	7.55	Aa
Federal-Mogul Corp	Bonds	30.0	1998	7 1/2	7.50	A
Mississippi Power & Light	1st mtge	30.0	2003	7 3/4	7.64	A
Tri-South Mtge Investors	Debs	25.0	1980	7 3/4	7.78	--
TMC Mort. Inv.	Bene Int	15.0	--	--	--	--
Pub Service Co of Colorado	Com stk	30.0	--	--	--	--
Houston L & P	Com stk	69.4	--	--	--	--

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

February 5 through 9, 1973

ISSUER State and Local	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
Pima Co., Ariz.	G.O.	10.7	1974-1993	4.91	3.50-5.10	A
Lapeer Pub. S/D Mich	G.O.	12.5	1974-1993	4.91	3.50-5.10	A
Dallas Co. Jr. Coll Dist., Tex	G.O.	30.0	1974-1993	4.76	3.40-5.00	Aa
New York State Housing Finance Agency	G.O.	178.7	1974-2005	5.57	3.60-5.67	A
Los Angeles DWAP	Rev.	24.7	2013	5.25	5.35	Aa
Los Angeles DWAP	Rev.	25.3	1979-1998	5.25	4.20-5.20	Aa
Miami Beach, Fla.	G.O.	13.5	1973-1992	4.88	3.30-5.00	A-1
Minuteman Reg Vac. Tech S/D, Mass	G.O.	12.5	1974-1983	4.53	3.60-4.60	A-1
Cleveland Heights-Univ Heights	G.O.	10.0	--	4.82	3.50-5.10	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)¹
(continued)

As of February 9, 1973

ISSUER Corp	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
Idaho Power	Com stk	27.0	Feb. 13
Chesapeake & Potomac Tele of W. Va.	Bonds	50.0	Feb. 13
Con Edison	1st mtge	150.0	Feb. 14
*Justice Mortgage Investors	Debs.	20.0	Feb. 14
Institutional Investors Tr.	Bonds	20.0	Feb. 15
Marine Midland Bank	Debs	50.0	Feb. 22
Central & Southwest Corp	Com stk	57.3	Feb. 27
Gen. Tel. Co. of Calif	Com stk	50.0	Feb. 28
Excel Investment Corp	Com stk	20.0	Feb.
Riviana Foods Inc.	Com stk	15.5	Feb.
Realty Fund Trust	Conv debs	15.0	Feb.
Ohio Edison	Pref stk	35.0	Mar. 6
Jersey Central Power & Lt.	Bonds	30.0	Mar. 8
*Pacific Gas & Electric	Com stk (rts)	125.0	Mar. 12
*Public Service Electric & Gas	Pref stk	60.0	Mar. 13
*Middle South Utilities	Com stk	90.0	Mar. 14
*General Tele Co of Southeast	Bonds	25.0	Mar. 15
*Southern Bell Tele & Tele Co.	Bonds	35.0	Mar. 20
Walter Kidde & Co.	Debs	65.0	Mar.
*Greater Jersey Bancorp	Bonds	20.0	Mar.
*First City Bancorp of Texas	Bonds	40.0	Mar.
Texas Eastern Transmission	Com stk	84.0	Mar.
Petrolane Inc.	Com stk	35.4	Mar.
First Wisconsin Mort. Inv.	Bene. Int.	26.3	Mar.
Continental Illinois Corp.	Bonds	100.0	INDEF

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

(continued)

As of February 9, 1973

ISSUER State and Local	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
High Point, N. C.	G.O.	11.2	Feb. 13
Detroit	G.O.	19.0	Feb. 14
Washington Sub Sanit. Dist., Md.	G.O.	31.5	Feb. 14
Columbia City S/D, Ohio	G.O.	30.0	Feb. 15
Nebraska Pub Power Dist.	G.O.	10.0	Feb. 15
Clarkstown, N.Y.	G.O.	10.1	Feb. 15
Richmond Metro, Auth., Va.	G.O.	55.0	Feb. 15
Raleigh, N. C.	G.O.	15.0	Feb. 20
Penna St. Pub Health Bldg. Auth.	G.O.	33.7	Feb. 21
North Texas University	Rev.	15.0	Feb. 26
Albany, N. Y.	G.O.	12.9	Feb. 31
New York City	G.O.	80.0	Mar. 7
Maryland, State	G.O.	100.0	Mar. 7
Montgomery Co., Md.	G.O.	25.0	Mar. 15
Baltimore, Md.	G.O.	30.4	Mar. 20
*Santa Clara Co. Fac. Corp., Cal.	G.O.	23.0	Mar. 21
Washington	G.O.	10.0	Mar. 26
Jordan S/D Utah	G.O.	20.0	Mar. 27

* 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 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	65.14 (12/11)	1036.27 (12/11)	28.53 (4/14)	21.8 (11/10)	7.4 (3/10)
Low	56.23 (1/3)	889.30 (1/3)	25.61 (1/3)	11.2 (9/8)	2.6 (9/8)
1973 - Jan. 5	65.22	1047.49	26.68	19.3	4.0
12	64.95	1039.36	26.51	20.4	4.8
19	64.51	1026.19	26.31	18.6	3.8
26	63.05	1003.54	26.09	19.2	3.9
Feb. 2	61.79	980.81	25.60	16.6	3.7
9	61.90	979.46	25.50	17.2	3.8

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

- 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>						
1971 - 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	2,690	10,350	(4)	2,245	(4)
Aug.	7,780	2,780	10,560	(4)	2,117	(4)
Sept.	7,800	2,830	10,630	(4)	2,056	(4)
Oct.	7,800	2,850	10,650	(4)	2,097	(4)
<u>Outstanding Changes</u>						
1972 - 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	--
Aug.	120	90	210	--	-128	--
Sept.	20	50	70	--	-61	--
Oct.	--	20	20	--	-41	--

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		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	9,621	13.5	5,678	28,230	19.3	20,653	37,851	17.5	26,331
1972 _{e/}	9,764	12.0	5,378	32,692	18.7	23,911	42,456	16.6	29,289
1971 - November	631	--	512	1,562	--	1,484	2,193	--	1,996
December	1,209	--	325	3,114	--	1,168	4,323	--	1,493
1972 - January	855	--	716	3,266	--	3,117	4,121	--	3,833
1972 - November	625	--	514	1,877	--	1,737	2,502	--	2,251
December _{p/}	1,200	--	275	3,401	--	1,152	4,601	--	1,427
1973 - January _{e/}	875	--	n.a.	2,600	--	n.a.	3,475	--	n.a.
	Seasonally Adjusted								
1972 - August	792	10.9	--	2,706	16.7	--	3,498	14.9	--
September	939	12.8	--	2,930	17.8	--	3,869	16.3	--
October	779	10.5	--	2,706	16.2	--	3,485	14.5	--
November	720	9.7	--	2,246	13.3	--	2,966	12.2	--
December _{p/}	769	10.2	--	2,149	12.6	--	2,918	11.9	--
1973 - January _{e/}	917	12.1	--	3,348	19.4	--	4,265	17.2	--

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) r/					
1971-Nov.	16.6	13.2	3.4	.20	.08	.12
Dec.	16.6	13.1	3.6	.09	-.06	.15
1972-Jan.	17.2	13.4	3.8	.23	.12	.11
Feb.	18.5	14.4	4.1	1.36	1.01	.35
March	19.6	15.3	4.3	1.13	.93	.20
April	20.5	16.0	4.5	.89	.69	.20
May	21.6	17.0	4.6	1.04	.96	.08
June	21.3	16.8	4.5	-.26	-.18	-.08
July	22.7	17.1	4.6	.38	.30	.08
Aug.	22.3	17.8	4.5	.71	.76	-.05
Sept.	23.4	18.7	4.7	1.06	.89	.17
Oct.	23.2	18.5	4.7	-.36	-.25	-.11
Nov.	23.5	18.8	4.7	.38	.34	.04
Dec.	23.3	18.6	4.7	-.19	-.20	.01

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					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 - May	4,958	4,674	1,500	454	2,720	24	284
June	5,724	5,692	1,600	585	3,453	54	37
July	4,872	4,717	1,500	438	2,758	79	164
Aug.	5,931	5,563	1,600	553	3,313	97	368
Sept.	5,286	4,918	1,400	502	2,926	90	137
Oct.	4,779	4,684	1,400	472	2,673	139	95
Nov.	5,114	4,984	1,500	517	2,712	255	130
Dec.	n. a.	n. a.	1,000	n. a.	3,101	n. a.	132
<u>Seasonally Adjusted (r)</u>							
1971 - Nov.	3,847	3,558	909	468	2,101	80	289
Dec.	4,371	4,118	862	524	2,367	365	253
1972 - Jan.	3,456	3,250	1,112	290	1,871	-23	206
Feb.	3,828	3,550	1,178	315	2,075	-18	278
Mar.	4,464	4,329	1,264	464	2,596	5	135
Apr.	4,363	4,327	1,361	400	2,481	85	36
May	4,908	4,521	1,434	453	2,567	67	387
June	5,176	5,060	1,489	516	2,959	96	116
July	4,849	4,593	1,451	472	2,678	101	147
Aug.	5,471	5,179	1,477	515	3,108	79	292
Sept.	4,748	4,714	1,155	537	2,911	111	34
Oct.	4,714	4,738	1,393	484	2,726	135	-24
Nov.	5,282	5,212	1,524	513	2,876	299	70
Dec.	n. a.	n. a.	1,164	n. a.	3,130	n. a.	96

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 1967.

2 Beginning January 1972 data reflect activity in limited amount of conventional mortgages.

TABLE 14: FNMA Weekly "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 - July 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	--	--
16	271.2	224.9	224.9	--	--	7.72	--	--
30	186.4	162.7	162.7	--	--	7.72	--	--
Nov. 13	78.7	49.2	49.2	--	--	7.71	--	--
27	60.8	36.2	36.2	--	--	7.69	--	--
Dec. 11	82.2	42.4	42.4	--	--	7.67	--	--
26	108.7	66.3	66.3	--	--	7.67	--	--
Jan. 8	74.2	61.3	61.3	--	--	7.68	--	--
22	107.0	92.1	92.1	--	--	7.68	--	--

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 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 - I	61.2	43.9	34.3	9.6	14.8	24.4	2.6
II	64.9	47.3	37.4	9.9	14.9	24.8	2.6
IIIe	66.2	48.4	38.0	10.4	14.9	25.3	2.9

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, Department 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 multi-family mortgage debt combined.

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	
1971 -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	2,218	1,289	929	207.5	26.2	9.4	171.9	2,108
August	2,484	1,410	1,074	231.0	30.3	9.9	190.8	2,237
September	2,397	1,383	1,016	204.4	28.2	8.9	167.3	2,265
October ¹ / ₂	2,462	1,308	1,154	218.2	25.4	8.5	184.3	2,216
November ¹ / ₂	2,388	1,307	1,081	186.3	21.3	8.0	157.0	2,139
December	2,392	1,240	1,152	152.7	--	5.8	--	2,372

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 Yields¹

DATE	FHA MORTGAGES ²	CONVEN- TIONAL MORT- GAGES ³	SPREAD BE- TWEEN YIELDS ON CONV. & FHA MORT- GAGES ⁵	NEW ISSUE Aaa UTILITY ⁴	SPREAD BETWEEN YIELDS ON NEW CORPORATE BONDS AND FHA MORTGAGES ⁶
	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
September	7.56	7.70	.14	7.40	.16
October	7.57	7.70	.13	7.38	.19
November	7.57	7.70	.13	7.09	.61
December	7.56	7.70	.14	7.15	.55

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 Terms¹

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)
	1	2	3				1	2	3			
<u>1971</u>												
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
March	7.38	0.84	7.52	27.2	76.2	28.2	7.31	0.77	7.44	25.1	75.6	24.4
April	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.	7.45	0.86	7.59	27.5	77.5	27.9	7.39	0.81	7.52	26.3	76.5	25.4
Sept.	7.43	0.86	7.57	27.3	77.5	27.9	7.42	0.83	7.55	26.2	76.5	24.8
Oct.	7.48	0.88	7.62	27.2	77.3	27.4	7.43	0.84	7.57	26.1	76.3	25.0
Nov. $\frac{r}{p}$	7.50	0.91	7.65	27.5	77.3	28.0	7.44	0.84	7.58	26.3	76.8	25.4
Dec. $\frac{p}{r}$	7.51	0.93	7.66	27.5	77.9	29.1	7.45	0.83	7.59	26.1	76.6	25.4

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.