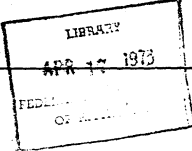


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April 9, 1973

Bd of Gov L.5.8

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
1973 - Mar.	2	--	7.25	20	100	n.a.
	9	--	7.27	234	88	n.a.
	16	7.52	7.29	270	84	n.a.
	23	7.45	7.31	465	100	n.a.
	30	--	--	110	94	n.a.
Apr.	6	7.51	7.27	139	90	n.a.
	13	n.a.	n.a.	60e	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 - Mar.	2	5.00	5.22	366	77	1,552
	9	5.05	5.27	483	78	1,419
	16	5.10	5.34	631	82	1,344
	23	5.10	5.35	703	81	1,043
	30	5.10	5.26	399	94	777
Apr.	6	5.05	5.22	304	90	941
	13	n.a.	n.a.	647e	n.a.	1,020

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).

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	
4/5	25.0	Continental Bank	7.50	7.61	-- 10 yrs.	85%	

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								

NONE

INVENTORIES ¹			
DATE	MUNICIPALS		CORPORATES
	BLUE LIST	IN SYNDICATE	IN SYNDICATE
1973 - Mar. 2	789	104	0
9	746	126	27
16	740	142	44
23	67C	168	12
30	587x	63	6
Apr. 6	586	55	15e

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
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 - High	7.52 (3/16)	7.31 (3/30)	6.93 (3/16)	5.35 (3/22)
Low	7.29 (1/12)	7.11 (1/5)	6.42 (1/5)	5.03 (1/12)
1973 - Mar. 2	--	7.25	6.90	5.22
9	--	7.27	6.91	5.27
16	7.52	7.29	6.93	5.34
23	7.45	7.31	6.92	5.35
30	--	7.31	6.88	5.26
Apr. 6	7.51	7.27	6.87	5.22

¹ New issue. Aaa utility, 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		
	1973	1972	1971	1973	1972	1971
January	2,235	3,205	3,115	1,902	1,776	2,732
February	2,175e	3,369	3,000	1,445	2,005	1,851
March		3,229	6,075	2,270	2,239	2,258
April		3,275	4,042		1,989	1,891
May		3,598	3,300		2,017	2,167
June		4,341	4,375		2,270	2,013
July		3,582	4,147		1,805	1,989
August		2,893	2,532		1,966	1,903
September		2,720	3,768		1,726	2,098
October		3,791	3,387		2,200	1,728
November		3,377	3,704		1,861	2,264
December		3,396	3,673		1,794	2,068
1st Quarter		9,803	12,190	5,617	6,020	6,841
2nd Quarter		11,214	11,688		6,276	6,081
3rd Quarter		9,195	10,447		5,494	5,990
4th Quarter		10,564	10,764		5,855	6,060
1st half		21,017	23,844		12,296	12,812
Three quarters		30,212	34,325		17,790	18,902
Year		40,776	45,089		23,645	24,962

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					
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
IV	10,564	4,158	3,147	3,258	245	428	1,398	2,934	1,079	5,151
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.	3,791	1,773	564	1,454	28	162	383	1,280	371	1,757
Nov.	3,377	1,361	982	1,034	124	171	426	794	658	1,499
Dec.	3,396	1,024	1,601	770	93	95	589	860	50	1,895
1973 - Jan.	2,235	989	195	1,050	14	79	138	896	31	1,168
Feb.	2,175	625	700	850	n.a.	10	250	850	100	975

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

April 1 through April 6, 1973

ISSUER	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
Con. Light & Power	1st mtge.	50.0	2003	7.63	7.58	AA
Continental Bank	Notes	25.0	1983	7.50	7.61	--
Commercial Credit Co.	Notes	50.0	1993	7.75	7.80	A
Louisville Gas & Elec.	Pref stk	21.9	--	7.45	7.30	--

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

ISSUER	TYPE ²	AMOUNT (MILLIONS OF DOLLARS)	MATURITY	March 1 through March 30, 1973		
				COUPON RATE OR NET INTER- EST COST	OFFER- ING YIELD	MOODY'S RATING
Jacksonville Elec. Auth, Fla.	Rev.	45.0	1980-1990 2001	5.29	4.50-5.00 5.35	Aa
Connecticut, State of	G.O.	68.0	1974-1993	4.87	4.00-5.05	Aaa
Tacoma, Washington	Rfg. Rev.	24.3	1982-2007	5.49	4.80-5.65	A-1
Buffalo, New York	G.O.	22.9	1974-1979	4.99	4.15-5.50	A
Ohio, State of	G.O.	40.0		4.88	4.00-5.30	Aaa
Orange Co., Fla.	Swr-Rev.	10.8		5.52	4.20 5.80	Baa-1
<u>Other</u>						
Farmers Home Admin.	Notes	300.2	1978	7.20	7.20	--
Farmers Home Admin.	Notes	200.9	1988	7.50	7.58	--
Province of Quebec	Deb.	100.0	2003	--	--	--

* 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-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 April 6, 1973

ISSUER	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
Great American Mortgage Inv.	Bonds	25.0	Apr. 9
Cabot, Cabot & Forbes Land Tr.	Bonds	25.0	Apr. 10
Union Commerce Corp	Bonds	20.0	Apr. 10
Continental Bank of Morristown	Bonds	25.0	Apr. 11
Metropolitan Ed.	Pref stk	25.0	Apr. 12
Citizens Mtge. Tr.	Bonds	20.0	Apr. 17
Philadelphia Elec.	Com stk	48.4	Apr. 17
Alison Mtge Invest. Tr.	Bonds	25.0	Apr. 24
Bell Tele of Pa.	Bonds	175.0	Apr. 24
Washington Water Pwr Co.	Bonds	20.0	Apr. 24
Instrument Systems Corp.	Bonds	25.0	Apr. 25
Tucson G & E	Pref stk	15.0	Apr. 25
San Diego G & E	Pref stk	30.0	Apr. 25
Tucson Gas & Elec.	Bonds	40.0	Apr. 25
GTE of Michigan	1st Mtge.	20.0	Apr. 26
Mid-Continent Tele. Corp	Pref stk	18.0	Apr.
Tenneco	Bonds	100.0	Apr.
Ryder System Inc.	Bonds	30.0	Apr.
Wickes Corp	Debs	60.0	Apr.
Cousins Mtge & Equity Inv.	Bene. Ind.	47.7	Apr.
*Culf Power	Bonds	25.0	May 1
Toledo Edison	Com stk	22.5	May 1
Hartford Elect. Co.	Bonds	40.0	May 2
General Public Utilities	Com stk (rts)	83.0	May 3
*Baltimore Gas & Elec.	Com stk	45.0	May 8
*Dayton Pwr. & Light.	Pref stk	25.0	May 9
*Public Service Colo.	Bonds	50.0	May 10
Consolidated Edison Co. of NY.	Com stk	120.0	May
*Industrial National Corp	Notes	20.0	INDEF
Walter Kidde & Co.	Debs	65.0	INDEF
Continental Illinois Corp	Bonds	100.0	INDEF
Arrow Investment L & D	Bene Ind.	20.0	INDEF
First Continental REIT	Bene Int	15.5	INDEF
Riviana Foods Inc.	Com stk	15.5	INDEF
Investors Realty Trust	Bonds	15.0	INDEF
NJB Prime Investors	Bonds	25.0	INDEF
Petrolane Inc.	Com stk	35.4	INDEF

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

As of April 6, 1973

ISSUER State and Local	TYPE	AMOUNT (MILLIONS OF DOLLARS)	APPROXIMATE DATE OF OFFERING
*Lehigh Co. Ind. Dev. Auth	Rev.	28.0	Apr. 10
Poll. Control			
Wisconsin	G.O.	36.5	Apr. 10
*New Mexico	G.O. & Rev.	11.0	Apr. 10
Memphis, Tenn.	G.O.	25.0	Apr. 10
*San Francisco Muni. R.R. Imp. Corp	Rev.	10.8	Apr. 10
New York, New York	G.O.	285.4	Apr. 11
*Maryland Health & Higher Ed. Fac. Auth	Rev.	23.9	Apr. 11
*Massachusetts Port Auth.	Rev.	112.5	Apr. 12
*Murray State Univ. Ky. Bldg. Gulf Coast Waste Disposal Auth, Tex.	Rev.	11.8	Apr. 12
San Jose USD, Cal.	Rev.	25.0	Apr. 16
*Seattle, Washington	G.O.	13.0	Apr. 16
Los Angeles Co, Calif Flood Control Dist.	G.O.	12.0	Apr. 16
*United National Dev. Corp	G.O.	22.0	Apr. 17
Sacramento Muni Ut. Dist. Cal. Elec		54.3	Apr. 18
*Georgia Education Auth.	Rev.	50.0	Apr. 18
Lacygne, Kan.	Rev.	30.0	Apr. 18
Los Angeles Reg Airports Corp. Cal.	Rev.	30.0	Apr.
Prince George's Co, Md. Poll Cont.	Rev.	25.5	Apr.
Pensacola, Fla.	Rev.	25.0	Apr.
Washington	Rev.	12.5	Apr.
New Orleans, La.	G.O.	10.0	Apr.
Los Angeles Calif Dept. of Wtr & Pwr.	G.O.	18.0	May 16
	Rev.	47.0	June 6

* 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	
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 - High	65.48 (1/11)	1051.70 (1/11)	26.70 (1/8)	20.4 (1/12)	4.8 (1/12)	
	Low	56.85 (3/26)	922.71 (3/23)	24.05 (4/5)	12.4 (4/6)	2.7 (3/16)
1973 - Mar.	2	60.17	961.32	24.68	17.2	4.0
	9	61.02	972.23	24.88	16.0	2.9
	16	60.75	963.05	24.71	14.2	2.7
	23	58.15	922.71	24.17	15.5	3.1
	30	59.58	951.01	24.41	15.6	2.8
Apr. 6	58.23	931.07	24.06	12.4	2.9	

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:

<u>From</u>	<u>Through:</u>	<u>Hours/</u>	<u>Days/</u>	<u>Hours/</u>
		<u>Day</u>	<u>Week</u>	<u>Week</u>
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

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>						
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)	2,300	(4)
June	7,510	2,650	10,160	(4)	2,231	(4)
July	7,600	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	2,860	10,660	(4)	2,097	(4)
Nov.	7,890	2,860	10,750	(4)	2,218	(4)
Dec.	7,900	2,440	10,340	(4)	2,317	(4)
1973 - Jan.	7,700	2,910	10,610	--	2,296	--
<u>Outstanding Changes:</u>						
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.	--	30	20	--	41	--
Nov.	90	--	90	--	121	--
Dec.	10	-420	410	--	99	--
1973 - Jan.	-200	470	270	--	21	--

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 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								
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	9,788	12.0	5,397	32,902	19.5	23,884	42,690	17.0	29,281
1971 - December	1,209	--	325	3,114	--	1,168	4,323	--	1,493
1972 - January	855	--	716	3,266	--	3,117	4,121	--	3,833
February	931	--	809	2,818	--	2,700	3,749	--	3,509
December	1,333	--	323	3,416	--	1,156	4,749	--	1,479
1973 - January ^e /	766	--	595	3,278	--	3,105	4,044	--	3,700
February ^e /	551	--	402	1,650	--	n.a.	2,201	--	n.a.
	Seasonally Adjusted								
1972 - September ^r /	925	12.6	--	2,930	17.8	--	3,855	16.2	--
October ^r /	780	10.5	--	2,706	16.2	--	3,486	14.5	--
November ^r /	761	10.2	--	2,246	13.3	--	3,007	12.3	--
December ^r /	902	12.0	--	2,164	12.7	--	3,066	12.5	--
1973 - January ^d /	808	10.6	--	4,026	23.3	--	4,834	19.4	--
February ^e /	465	6.1	--	1,580	9.0	--	2,045	8.1	--

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) \bar{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 $\frac{2}{}$ INCLUDING FNMA-GNMA	FINANCIAL INSTITUTIONS					FNMA-GNMA
		TOTAL	COMMERCIAL BANKS	MUTUAL SAVINGS BANKS	SAVINGS & LOAN ASSOC.	LIFE INSURANCE COMPANIES	
<u>Not Seasonally Adjusted</u>							
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 - 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	5,943	5,811	1,000	598	3,101	1,112	132
1973 - Jan	n.a.	n.a.	900	n.a.	n.a.	162	n.a.
Feb	n.a.	n.a.	900	n.a.	n.a.	n.a.	n.a.
<u>Seasonally Adjusted</u>							
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	5,697	5,601	1,164	525	3,130	782	96
1973 - Jan	n.a.	n.a.	1,112	n.a.	n.a.	219	n.a.
Feb	n.a.	n.a.	1,079	n.a.	n.a.	n.a.	n.a.

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 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
1968 - I	27.9	19.4	16.2	3.1	6.4	9.4	2.3
II	26.4	18.2	15.0	3.2	6.0	9.2	2.2
III	25.6	17.3	13.6	3.5	6.5	10.2	1.8
IV	29.9	20.4	16.5	3.9	7.4	11.2	1.9
1969 - I	31.7	23.8	19.4	4.4	6.0	10.4	2.2
II	29.1	21.5	16.8	4.6	5.4	10.1	2.2
III	25.7	18.7	14.0	4.7	5.3	10.0	1.7
IV	25.6	18.5	13.1	5.4	5.3	10.7	1.4
1970 - I	20.9	14.4	9.4	5.0	4.8	9.8	1.5
II	22.8	16.8	11.6	5.2	4.6	9.9	1.5
III	28.3	21.3	15.0	6.3	5.1	11.4	2.1
IV	32.2	22.8	16.2	6.6	6.8	13.4	2.2
1971 - I	37.7	27.3	19.2	8.0	8.1	16.0	2.2
II	47.4	36.0	26.5	9.4	9.5	19.0	2.3
III	52.3	38.9	30.1	8.8	11.1	19.9	2.3
IV	54.9	40.7	31.9	8.9	11.0	19.9	2.5
1972 - I	61.8	45.4	35.9	9.5	14.5	23.9	2.6
II	64.1	47.1	37.5	9.6	15.2	24.6	2.6
III	64.3	46.4	36.2	10.2	14.9	25.3	2.9
IV	67.2	49.1	39.4	9.8	14.6	24.3	2.6

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	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 - Oct.	2	352.8	211.5	211.5	--	--	7.70	--	--
	16	271.2	224.9	224.9	--	--	7.73	--	--
	30	186.4	162.7	162.7	--	--	7.74	--	--
Nov.	13	78.7	49.2	49.2	--	--	7.72	--	--
	27	60.8	36.2	36.2	--	--	7.70	--	--
Dec.	11	82.2	42.4	42.4	--	--	7.68	--	--
	26	108.7	66.3	66.3	--	--	7.69	--	--
1973 - Jan.	8	74.2	61.3	61.3	--	--	7.69	--	--
	22	107.0	92.1	92.1	--	--	7.70	--	--
Feb.	5	128.7	65.4	65.4	--	--	7.71	--	--
	20	110.3	71.6	71.6	--	--	7.73	--	--
Mar.	5	170.8	107.7	107.7	--	--	7.75	--	--
	19	297.3	168.7	168.7	--	--	7.81	--	--
Apr.	2	234.6	145.9	145.9	--	--	7.86	--	--

Note: Average secondary market yields are gross--before deduction of 38 basis-point fee paid for mortgage servicing. They reflect the average accepted bid yield for home mortgages assuming a prepayment period of 12 years for 30-year loans, without special adjustment for FNMA commitment fees and FNMA stock purchase and holding requirements.

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	
1972 - January	2,439	1,395	1,044	150.9	36.1	7.5	107.3	2,204
February	2,540	1,281	1,260	153.6	27.8	8.0	117.8	2,056
March	2,313	1,310	1,003	205.8	37.7	10.5	155.7	2,007
April	2,204	1,215	989	213.2	29.1	8.5	172.9	1,991
May	2,318	1,308	1,011	227.9	32.4	9.4	186.1	1,955
June	2,315	1,283	1,032	226.3	31.9	9.6	184.8	2,121
July	2,244	1,319	925	207.5	26.2	9.4	171.9	2,108
August	2,424	1,373	1,051	231.0	30.3	9.9	190.8	2,237
September	2,426	1,382	1,045	204.4	28.2	8.9	167.3	2,265
October	2,446	1,315	1,131	218.2	25.4	8.5	184.3	2,216
November	2,395	1,324	1,071	187.1	21.3	8.0	157.8	2,139
December	2,369	1,207	1,162	150.5	42.3	5.8	102.4	2,377
1973 - January	2,496	1,449	1,047	147.1	12.0	6.8	126.3	2,218
February	2,444	1,361	1,083	138.8	--	6.8	--	2,155

- 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 ¹

DATE	FHA MORTGAGES ²	CONVENTIONAL MORTGAGES ³	SPREAD BETWEEN YIELDS ON CONV. & FHA MORTGAGES ⁵	NEW ISSUE Aaa UTILITY ⁴	SPREAD BETWEEN YIELDS ON NEW CORPORATE BONDS AND FHA MORTGAGES ⁶
	30-year				
1971 - High	7.97	7.95	.28	8.26	.52
Low	7.32	7.55	-.19	7.02	-.36
1972 - High	7.57	7.70	.14	7.40	.61
Low	7.45	7.55	.06	7.09	.05
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
1973 - Jan.	7.55	7.70	.15	7.38	.32
Feb.	7.56	7.75	.19	7.40	.35

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 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)	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)
<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.	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.	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.	7.51	0.92	7.66	27.5	78.0	29.1	7.45	0.86	7.59	26.4	76.8	25.7
<u>1973</u>												
Jan. <u>r/</u>	7.52	0.92	7.67	27.5	78.5	29.0	7.46	0.83	7.60	26.1	77.0	25.6
Feb. <u>p/</u>	7.53	0.96	7.69	28.0	79.0	29.9	7.47	0.82	7.61	26.4	77.4	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.