

ECONOMIC INDICATORS – July 2018

Market Rates and Bond Yields

	July18	Jan18	July17	Jan17	July16	July15
Reserve Bank Discount Rate	2.50	2	1.75	1.00	1.00	0.75
Prime Rate (monthly average)	5.00	4.5	4.25	3.25	3.50	3.25
Federal Funds Rate	1.91	1.41	1.16	0.13	0.39	0.13
3-Month Treasury Bills	1.99	1.41	1.08	0.06	0.30	0.06
6-Month Treasury Bills	2.16	1.59	1.12	0.14	0.39	0.14
LIBOR-3 month rate	2.03	--	1.31	0.33	0.95	0.33
U.S. 5-Year Bond	2.85	2.38	1.82	1.59	1.07	1.59
U.S. 10-Year Bond	2.96	2.58	2.27	2.25	1.50	2.25
U.S. 30-Year Bond	3.08	2.88	2.84	2.95	2.23	2.95
Municipal Tax Exempts (Aaa) [†]	3.22	--	3.01	3.33	2.42	3.33
Municipal Tax Exempts (A) [†]	3.71	3.44	3.57	3.93	2.96	3.93
Corporate Bonds (Aaa) [†]	3.87	2.94	3.70	4.15	3.28	4.15
Corporate Bonds (A) [†]	4.26	3.85	3.98	4.49	3.58	4.49
Corporate Bonds (Baa) [†]	4.79	3.77	4.39	5.18	4.22	5.18

Stock Dividend Yields

Common Stocks—500	--	--	2.01	2.34	2.14	2.08
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Other Benchmarks[^]

Industrial Production Index ^{*,††}	78.1	77.0	76.1	75.4	75.4	77.3
Unemployment (%) ^{††}	3.9	4.1	4.3	4.8	4.9	5.3
Monetary Aggregates, daily avg. ^{††}						
M1, \$-Billions	3,667.2	3,647.2	3,530.6	3,397.7	3,244.9 ^{††}	3,2242.6
M2, \$-Billions	14,146.7	13,844.4	13,615.3	13,277.0	12,877.7 ^{††}	12,872.2
Consumer Price Index						
All Urban Consumers	252.0	247.9	244.8	242.8	240.6	238.6

	2Q18	1Q18	2Q17	1Q17	2Q16	1Q16	2Q15
Per Capita Personal Disposable							
Income Annual Rate in Current \$ ^{s††}	47,130	46,695	45,163	44,907	43,570	43,454	41,902
Savings as % of DPI ^{††}	6.8	37.2	6.7	7.0	6.6	7.5	5.7

* On June 25, 2010, the Federal Reserve Board advanced to 2007 the base year for the indexes of industrial production, capacity, and electric power use. This follows the December 7, 2005, change to a 2002 baseline, from the previous 1997 baseline. Historical data has also been updated.

[^] As of March 2008, the Federal Reserve stopped issuing the "Member Bank Borrowed Reserves." As such, this figure no longer appears in Appraisal Institute publications.

[†] Seasonally adjusted

[†] Source: *Moody's Bond Record*

^{††} Revised figures used

Conventional Home Mortgage Terms

	July18	Jan18	July17	Jan17	July16	July15
New House Loans—U.S. Averages						
Interest rate (%)	4.62	3.94	3.94	4.02	3.64	4.10
Term (years)	28.8	28.9	28.6	28.7	28.6	29.1
Loan ratio (%)	77.9	78.6	77.5	78.5	78.5	78.8
Price (thou. \$)	462.7	441.8	471.3	463.3	470.5	458.3
Used House Loans—U.S. Averages						
Interest rate (%)	4.75	4.27	3.99	4.22	3.62	4.19
Term (years)	28.6	28.3	28.7	28.4	28.7	28.3
Loan ratio (%)	79.4	80	79.9	79.4	80.0	78.3
Price (thou. \$)	407.9	366.5	403.9	383.0	418.6	395.2

Conventional Home Mortgage Rates by Metropolitan Area

	2Q18	2Q17	2Q16	2Q15
Atlanta	4.65	4.07	3.68	3.75
Boston-Lawrence-NH-ME-CT#	4.45	3.84	3.59	3.69
Chicago-Gary-IN-WI#	4.73	4.03	3.71	3.78
Cleveland-Akron#	4.56	4.22	3.81	3.92
Dallas-Fort Worth#	4.71	4.00	3.67	3.71
Denver-Boulder-Greeley#	4.64	3.93	3.66	3.83
Detroit-Ann Arbor-Flint#	4.83	4.12	3.69	3.79
Houston-Galveston-Brazoria#	4.63	4.00	3.56	3.64
Indianapolis	4.78	4.28	3.76	3.87
Kansas City, MO-KS	4.41	4.11	3.70	3.65
Los Angeles-Riverside#	4.59	4.18	3.70	3.78
Miami-Fort Lauderdale#	4.73	4.15	3.68	3.82
Milwaukee-Racine#	4.78	4.09	3.76	3.82
Minneapolis-St. Paul-WI	4.77	4.02	3.77	3.80
New York-Long Island-N. NJ-CT#	4.44	3.87	3.57	3.68
Philadelphia-Wilmington-NJ#	4.63	4.04	3.75	3.83
Phoenix-Mesa	4.81	4.05	3.77	3.79
Pittsburgh	4.59	4.09	3.77	3.87
Portland-Salem#	4.64	3.91	3.63	3.78
St. Louis-IL	4.49	4.05	3.63	3.59
San Diego	4.48	3.79	3.53	3.73
San Francisco-Oakland-San Jose#	4.31	3.89	3.48	3.66
Seattle-Tacoma-Bremerton	4.49	3.98	3.58	3.75
Tampa-St. Petersburg-Clearwater	4.63	4.21	3.84	3.98
Washington, DC-Baltimore-VA#	4.58	4.11	3.76	3.86

As of the first quarter 2003, the Federal Housing Finance Board no longer reported on the markets of Greensboro, Honolulu and Louisville.#
Consolidated Metropolitan Statistical area