

### THE FINANCIAL CRISIS OF 2008

Supported by ten years of research, Wigmore has gathered extensive data covering the 2008 financial crisis and subsequent recovery to provide the first comprehensive history of the period. Financial crises cannot occur unless institutional investors finance the bubbles that created them. Wigmore follows the trail of data putting pressure on institutional investors to achieve higher levels of returns that led to over-leverage throughout the financial system and placed such a burden on recovery.

Here is a "very good picture – and painful reminder – of the crisis' evolution across multiple asset classes, structures, participants, and geographies." This is an important reference work for financial professionals, academics, investors, and students.

Barrie A. Wigmore is a retired partner of Goldman Sachs. He is a trustee of the Metropolitan Museum of Art, a member of the Investment Committee for its \$3.5 billion endowment, and Chairman of the Trust for the Endowment of Worcester College Oxford. He is the author of *The Crash and Its Aftermath – Securities Markets in the United States 1929–1933* (1986), Securities Markets in the 1980s (1995), and a novel, Morgenthal & Co. The Story of an Important Investment Bank 1972–2010 (2013).



### STUDIES IN MACROECONOMIC HISTORY

Michael D. Bordo Rutgers University

### **EDITORS:**

Owen F. Humpage, Federal Reserve Bank of Cleveland Christopher M. Meissner, University of California, Davis Kris James Mitchener, Santa Clara University David C. Wheelock, Federal Reserve Bank of St. Louis

The titles in this series investigate themes of interest to economists and economic historians in the rapidly developing field of macroeconomic history. The four areas covered include the application of monetary and finance theory, international economics, and quantitative methods to historical problems; the historical application of growth and development theory and theories of business fluctuations; the history of domestic and international monetary, financial, and other macroeconomic institutions; and the history of international monetary and financial systems. The series amalgamates the former Cambridge University Press series Studies in Monetary and Financial History and Studies in Quantitative Economic History.

Other Books in the Series:

Max Harris, Monetary War and Peace: London, Washington, Paris, and the Tripartite Agreement of 1936 (2021)

Kenneth D. Garbade, After the Accord: A History of Federal Reserve Open Market Operations, the US Government Securities Market, and Treasury Debt Management from 1951 to 1979 (2020)

Harold James, Making a Modern Central Bank: The Bank of England 1979-2003 (2020)

Claudio Borio, Stijn Claessens, Piet Clement, Robert N. McCauley, and Hyun Song Shin, Editors, *Promoting Global Monetary and Financial Stability: The Bank for International Settlements after Bretton Woods, 1973–2020* (2020)

Patrick Honohan, Currency, Credit and Crisis: Central Banking in Ireland and Europe (2019)

(continued after Index)



## The Financial Crisis of 2008

A History of US Financial Markets 2000–2012

BARRIE A. WIGMORE





# **CAMBRIDGE**UNIVERSITY PRESS

University Printing House, Cambridge CB2 8BS, United Kingdom One Liberty Plaza, 20th Floor, New York, NY 10006, USA 477 Williamstown Road, Port Melbourne, VIC 3207, Australia 314–321, 3rd Floor, Plot 3, Splendor Forum, Jasola District Centre, New Delhi – 110025, India

103 Penang Road, #05-06/07, Visioncrest Commercial, Singapore 238467

Cambridge University Press is part of the University of Cambridge.

It furthers the University's mission by disseminating knowledge in the pursuit of education, learning, and research at the highest international levels of excellence.

www.cambridge.org Information on this title: www.cambridge.org/9781108837637 DOI: 10.1017/9781108946872

© Barrie A. Wigmore 2021

This publication is in copyright. Subject to statutory exception and to the provisions of relevant collective licensing agreements, no reproduction of any part may take place without the written permission of Cambridge University Press.

First published 2021

Printed in the United Kingdom by TJ Books Limited, Padstow Cornwall

 $\label{thm:condition} A\ catalogue\ record\ for\ this\ publication\ is\ available\ from\ the\ British\ Library.$ 

Library of Congress Cataloging-in-Publication Data
Names: Wigmore, Barrie A., author.
Title: The financial crisis of 2008: a history of US financial markets
2000–2012 / Barrie A. Wigmore.

Description: Cambridge, UK; New York, NY: Cambridge University Press, 2021. | Series: Studies in macroeconomic history | Includes bibliographical references and index. Identifiers: LCCN 2020041272 (print) | LCCN 2020041273 (ebook) | ISBN 9781108837637 (hardback) | ISBN 9781108946872 (ebook)

Subjects: LCSH: Global Financial Crisis, 2008–2009. | Financial crises – United States – History – 21st century. | Capital market – United States – History – 21st century. Classification: LCC HB3717 2008 .W54 2021 (print) | LCC HB3717 2008 (ebook) | DDC 330.973/0931–dc23

LC record available at https://lccn.loc.gov/2020041272 LC ebook record available at https://lccn.loc.gov/2020041273

ISBN 978-1-108-83763-7 Hardback

Cambridge University Press has no responsibility for the persistence or accuracy of URLs for external or third-party internet websites referred to in this publication and does not guarantee that any content on such websites is, or will remain, accurate or appropriate.



For Deedee





### Contents

	muc	duction	page 1
1		Heritage of the Hi-Tech Bubble 2000–2004 The End of the Millennium	9
	1.1		9
		The Hi-Tech Bubble Bursts	14
	1.3	Monetary and Fiscal Policies	22
	1.4	Securities Markets	25
2	The Stretch for Higher Returns 2004–2006		34
	2.1	High Yield Bonds	42
	2.2	Residential Mortgage-Backed Securities	51
	2.3	Commercial Banks	69
	2.4	Investment Banks	82
	2.5	Private Equity	84
	2.6	Mergers and Acquisitions	91
	2.7	Commercial Real Estate	98
	2.8	Hedge Funds	103
	2.9	Foreign Equities	107
	2.10	Securities Lending	111
	2.11	Damage Done	114
3	The	Impending Storm – 2007	116
	3.1	Housing and the Economy	116
	3.2	Securities Markets	118
	3.3	The Belief in Containment	142
4	The	154	
	4.1	The First Half of 2008	154
	4.2	The Crisis – Phase 1	168

vii



viii		Contents	
	4.3	The Crisis – Phase 2	181
	4.4	Chapter Note on the Calendar of Remediation Efforts	217
5	Wha	at Caused the Crisis?	221
	5.1	Consumer Credit and Home Mortgages	223
	5.2	Mortgage Securitization	228
	5.3	Highly Leveraged Corporate Debt	240
	5.4	Commercial Real Estate	244
	5.5	Ö	247
	5.6	Saving Lehman Brothers?	270
6	The	Initial Obama Administration 2009	281
	6.1	The Continuing Crisis	281
	6.2	Fiscal Policy	294
	6.3	, ,	303
	6.4	The Extent of Government Efforts	308
7	Reco	overy 2010–2012	316
	7.1	Economic Recovery	316
	7.2	Fiscal and Monetary Policies	322
	7.3	Securities Markets	326
8	Epil	ogue 2012–2016	342
Ack	knowledgments		361
List	t of Charts		362
List	t of Tables		
List	t of Acronyms		
Bibl	iograt	hv	379

The plate section can be found between pp. 238 and 239.

Index

387