

SOUTH WEST PHILADELPHIA

Section C

Wards 27-40-46

HOUSING INVENTORY

RESIDENTIAL UNITS:	60,767		
RESIDENTIAL STRUCTURES:	47,751	OWNER OCCUPIED UNITS:	23,793
ONE FAMILY STRUCTURES:	41,245	OWNER OCCUPIED UNITS MTGED:	17,030
TWO FAMILY STRUCTURES:	1,592	NEGRO OCCUPIED UNITS:	2,752
THREE FAMILY AND OVER:	4,914		

LOCATION and DESCRIPTION

Bounded on the north by Market Street, on the east by the Schuylkill River and on the west by the City limits.

This District varies in type and condition and, therefore, is treated by subsections.

A.....Red area (Hazardous) from Schuylkill to 58th Street south of Market Street. Structures are old, three story, row straight front brownstone and other trims. Near Market Street the District is largely Negro. South towards the University of Pennsylvania is made up of rooming houses and college fraternity houses.

	<u>VALUES</u>		<u>RENTALS</u>	
HIGH:	(100%)	\$2,000 - \$5,000	HIGH:	(100%) \$25.00 - \$45.00
LOW:	(50%)	1,000 - 2,500	LOW:	(60%) 15.00 - 30.00
PRESENT:	(50%)	1,000 - 2,500	PRESENT:	(60%) 15.00 - 30.00
SALES:		Nominal	OCCUPANCY:	91%
			OCCUPANCY HABITABLE UNITS:	92%
			DEMAND:	On the increase.

B.....Blue (Still Desirable) and Green (Best) areas south of Market Street and west from 45th Street to Cobbs Creek. These areas are practically solid with substantial two story row houses of modest value but quite good class Residents are predominantly Jewish of white collar and skilled labor classes and the major difference between the blue and green portions is one of age. Quick and easy transportation to the center of the city helps to make it a popular residential district.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$5,000 - \$10,000	HIGH:	(100%)	\$45.00 - \$80.00
LOW:	(80%)	2,800 - 6,000	LOW:	(50-55%)	25.00 - 45.00
PRESENT:	(80%)	2,800 - 6,000	PRESENT:	(60%)	28.00 - 50.00
SALES:		A few	OCCUPANCY:		Practically 100%
			DEMAND:		Quite active.

C.....Yellow area (Definitely Declining), lying west from 40th Street to 45th Street between Chestnut and Woodland Avenues, also extending between Chestnut and Locust to 53rd Street. It consists almost entirely of old three story brick row houses, many of which have been converted to apartments and flats. The peak of residential values occurred probably at least 25 years ago when it was a high grade district. On the whole, it would be idle to figure relative values since, in the main, they have ceased except for conversion to apartments or business.

D.....Yellow area (Definitely Declining) immediately south of Baltimore Avenue. This area is similar in type to B only substantially older.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$4,000 - \$7,000	HIGH:	(100%)	\$35.00 - \$50.00
LOW:	(80%)	2,400 - 3,500	LOW:	(60-65%)	22.00 - 28.00
PRESENT:	(65%)	2,800 - 4,000	PRESENT:	(65-70%)	25.00 - 30.00
			OCCUPANCY:		95%
			DEMAND:		Improving

E.....Red Area (Hazardous) from 45th to 51st Streets to River. A comparatively small Negro concentration. Buildings mostly old and unattractive. Rent's minimum and values nominal.

F.....Yellow areas (5) (Definitely Declining), lying on both sides of Woodland Avenue. Construction is predominantly small and inexpensive row brick houses and of substantial age. Inhabitants chiefly laborers and mechanics of modest means, many being employed in nearby industries.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$3,000 - \$7,000	HIGH:	(100%)	\$35.00 - \$50.00
LOW:	(40%)	1,800 - 2,800	LOW:	(50-65%)	22.50 - 25.00
PRESENT:	(45-60%)	2,000 - 3,000	PRESENT:	(65-70%)	25.00 - 30.00
SALES:		Nominal	OCCUPANCY:		90% to 95%
			DEMAND:	Increasing, due to improving employment in local plants.	

G.....Red area (Hazardous) from 60th Street south. Poor and cheap construction, mostly very small units as far south as Passyunk Avenue. The inhabitants are chiefly of the laboring class. From Passyunk Avenue south to Island Avenue is sparsely developed, consisting chiefly of small cheap frame dwellings. South of Island Road is particularly poor ground, portions of which are inundated after heavy rains, with minimum values and occupied by Negroes and Orthodox Jews.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$2,000 - \$3,500	HIGH:	(100%)	\$20.00 - \$30.00
LOW:	(25-45%)	500 - 1,500	LOW:	(60-70%)	12.50 - 18.00
PRESENT:	(25-45%)	500 - 1,500	PRESENT:	(65-75%)	15.00 - 20.00
SALES:		None	OCCUPANCY:		90% approx.