

WEST PHILADELPHIA
 (North of Market Street)
Section D
 Wards 24-34-44

HOUSING INVENTORY

| | | | |
|-------------------------|--------|-----------------------------|--------|
| RESIDENTIAL UNITS: | 50,087 | | |
| RESIDENTIAL STRUCTURES: | 42,702 | OWNER OCCUPIED UNITS: | 20,190 |
| ONE FAMILY STRUCTURES: | 36,882 | OWNER OCCUPIED UNITS MTGED: | 13,988 |
| TWO FAMILY STRUCTURES: | 1,335 | NEGRO OCCUPIED UNITS: | 10,747 |
| THREE FAMILY AND OVER: | 4,485 | | |

| | |
|-----------------------------------|----------------------------|
| PERCENT OF LAND VACANT: | Almost none. |
| NEW CONSTRUCTION: | Negligible. |
| PREDOMINANT TYPE OF STRUCTURE: | Row and semi-detached. |
| PREDOMINANT AGE OF STRUCTURE: | Five to one hundred years. |
| PREDOMINANT TYPE OF CONSTRUCTION: | Brick. |
| CONDITION OF STRUCTURES: | Poor to medium. |

A.....Red area (Hazardous) north of Market Street and west to 68th Street. A very old district containing many obsolete structures very largely of the three story row type. Heavy Negro concentration throughout most of this section with a substantial number of Italians. Some ten years ago enjoyed a tremendous boom based on expected business resulting from construction of what was supposed to be Pennsylvania Railroad's main station. The station was built but practically no other development took place, with consequent complete collapse of inflated values.

30th Street

| <u>VALUES</u> | | <u>RENTALS</u> | |
|---------------|---------------------------|----------------|--------------------------|
| HIGH: | (100%) Partly Boom Prices | HIGH: | (100%) \$25.00 - \$45.00 |
| LOW: | (?) \$500 - \$3,000 | LOW: | (50-55%) 12.50 - 22.50 |
| PRESENT: | (?) 500 - 3,000 | PRESENT: | (55-60%) 15.00 - 25.00 |
| SALES: | None | OCCUPANCY: | 95% |

B.....Yellow area (Definitely Declining) from 60th to 67th Streets north of Market Street. Likewise an old district of mainly mediocre row houses. Italians are sprinkled thickly throughout and a few streets contain Negroes.

| <u>VALUES</u> | | | <u>RENTALS</u> | |
|---------------|----------|-------------------|----------------|--------------------------|
| HIGH: | (100%) | \$3,000 - \$6,000 | HIGH: | (100%) \$25.00 - \$50.00 |
| LOW: | (50-65%) | 1,500 - 4,000 | LOW: | (60-65%) 13.00 - 22.00 |
| PRESENT: | (50-65%) | 1,500 - 4,000 | PRESENT: | (65-70%) 15.00 - 35.00 |
| SALES: | | Nominal | OCCUPANCY: | 95% |

C.....Blue Areas(3) (Still Desirable) directly south of City Line. Approaching ~~suburban territory~~. A mixture of single, semi-detached and row houses of stone and brick mostly constructed since about 1900. There are also a few good apartment houses. Lower portion is predominantly Jewish. Inhabitants are generally of an executive and good white collar class.

Probably City Line or some part of it →

| <u>VALUES</u> | | | <u>RENTALS</u> | |
|---------------|----------|--------------------|----------------|---------------------------|
| HIGH: | (100%) | \$5,000 - \$15,000 | HIGH: | (100%) \$50.00 - \$100.00 |
| LOW: | (50-55%) | 2,500 - 7,000 | LOW: | (60-65%) 32.00 - 60.00 |
| PRESENT: | (60%) | 3,000 - 10,000 | PRESENT: | (70-75%) 35.00 - 75.00 |
| SALES: | | Nominal | OCCUPANCY: | Practically 100% |

D.....Green area (Best) north of Cobbs Creek Park and west of 60th Street and including several small blue areas (Still Desirable). Construction is chiefly brick row, with some semi-detached of good type, a large portion being less than 20 years old. A substantial portion of the residents are Jewish of good class. Inhabitants are mainly white collar class and small business men.

| <u>VALUES</u> | | | <u>RENTALS</u> | |
|---------------|--------|--------------------|----------------|---------------------------|
| HIGH: | (100%) | \$4,500 - \$12,000 | HIGH: | (100%) \$50.00 - \$100.00 |
| LOW: | (60%) | 2,700 - 6,500 | LOW: | (50-55%) 27.50 - 50.00 |
| PRESENT: | (65%) | 3,000 - 7,000 | PRESENT: | (60%) 30.00 - 60.00 |
| SALES: | | A few | OCCUPANCY: | Approximately 100% |