

BROOMALL AND LARCHMONT

COUNTY: Delaware
GRADE: Still desirable.
LOCATION: Northwest of Glenwood Cemetery, on both sides of the Westchester Pike about seven squares.
DESCRIPTION: Rather recent development, fairly well built.
INHABITANTS: Junior executives. High grade clerks and mechanics.
FAVORABLE FEATURES: Residential section of good homes.
DETRIMENTAL FEATURES: Fifteen cent fare on trolley to City Line. Opposition to development by farmers.

PERCENT OF LAND VACANT: 50%.
NEW CONSTRUCTION: Very little.
PREDOMINANT TYPE OF STRUCTURE: One-family units.
PREDOMINANT AGE OF STRUCTURE: One to twelve years.
PREDOMINANT TYPE OF CONSTRUCTION: Stone, brick, and clapboard.
CONDITION OF STRUCTURES: Good.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$3,500 - \$12,000	HIGH:	(100%) \$25.00 - \$40.00
LOW:	(55%)	2,000 - 7,000	LOW:	(100%) 25.00 - 40.00
PRESENT:	(65%)	2,500 - 7,500	PRESENT:	(100%) 25.00 - 40.00
OWNER OCCUPANCY:	70%		RENTAL OCCUPANCY:	100%
PRESENT DEMAND:	3,000 - 7,500		PRESENT DEMAND:	25.00 - 40.00
SALES:	Very few.			

A new section in northwest Larchmont is being developed with high grade homes.