

HAVERFORD

COUNTY: Montgomery

GRADE: Best predominating.

LOCATION: West of Ardmore on the main line of the Pennsylvania Railroad, and adjacent to the Lancaster Pike.

DESCRIPTION: Except for some old properties along the Lancaster Pike, this section is a very high grade residential area. There is nothing other than minor business located here.

INHABITANTS: High type Americans. Executives.

FAVORABLE FEATURES: Very desirable property. Transportation, electrified railroad and bus.

DETRIMENTAL FEATURES: None.

PERCENT OF LAND VACANT: 15%.

NEW CONSTRUCTION: A few houses over \$15,000.

PREDOMINANT TYPE OF STRUCTURE: One-family units. A few large apartments.

PREDOMINANT AGE OF STRUCTURE: Eight to fifty years.

PREDOMINANT TYPE OF CONSTRUCTION: Stone.

CONDITION OF STRUCTURES: Excellent.

	<u>VALUES</u>	<u>RENTALS</u>
HIGH:	(100%) \$20,000 - \$100,000	HIGH: (100%)(1932) \$125.00 - \$500.00
LOW:	(50%) 10,000 - 50,000	LOW: (85%) 100.00 - 400.00
PRESENT:	(65%) 13,000- 65,000	PRESENT: (95%) 115.00 - 450.00
OWNER OCCUPANCY:	90%	RENTAL OCCUPANCY: 95%
PRESENT DEMAND:	20,000 - 45,000	PRESENT DEMAND: 100.00 - 400.00

SALES: Fair.

There were no rental units prior to 1932, the area being practically all owner occupied before that time.