

NEWTOWN SQUARE

COUNTY: Delaware  
GRADE: Still desirable.  
LOCATION: West of Larchmont on Westchester Pike.  
DESCRIPTION: Older residential section.  
INHABITANTS: Retired American farmers who are immovable from the area.  
FAVORABLE FEATURES: Very nice residential section.  
DETRIMENTAL FEATURES: Two fares on trolley to City Line.

PERCENT OF LAND VACANT: 75%.  
NEW CONSTRUCTION: Very little.  
PREDOMINANT TYPE OF STRUCTURE: One-family units.  
PREDOMINANT AGE OF STRUCTURE: One to sixteen years.  
PREDOMINANT TYPE OF CONSTRUCTION: Stone and brick, and clapboard.  
CONDITION OF STRUCTURES: Good.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$2,500 - \$16,000	HIGH:	(100%)	\$25.00 - \$35.00
LOW:	(50%-75%)	1,500 - 8,000	LOW:	(100%)	25.00 - 35.00
PRESENT:	(55%-75%)	1,500 - 8,000	PRESENT:	(100%)	25.00 - 35.00
OWNER OCCUPANCY:	70%		RENTAL OCCUPANCY:	100%	
PRESENT DEMAND:	2,500 - 7,000		PRESENT DEMAND:	25.00 - 35.00	
SALES:	Few.				

The large estate just outside Newtown Square is expected to be developed into a very good residential division.