

SWARTHMORE

COUNTY: Delaware

GRADE: Predominating still desirable to best.

LOCATION: On Baltimore Pike about seven miles west of Philadelphia City limits.

DESCRIPTION: Old residential section, well maintained. Restricted suburban development.

INHABITANTS: Americans. Business executives. Professors.

FAVORABLE FEATURES: Transportation - Bus, trolley, and train. Very desirable residential neighborhood.

DETRIMENTAL FEATURES: Distance from City.

PERCENT OF LAND VACANT: Very little.

NEW CONSTRUCTION: Some fifteen to twenty houses in past year.

PREDOMINANT TYPE OF STRUCTURE: One-family units.

PREDOMINANT AGE OF STRUCTURE: One to thirty years.

PREDOMINANT TYPE OF CONSTRUCTION: Stone and frame.

CONDITION OF STRUCTURE: Good.

	<u>VALUES</u>		<u>RENTALS</u>
HIGH:	(100%) \$8,000 - \$35,000	HIGH:	(100%) \$60.00 - \$160.00
LOW:	(70%) 5,600 - 25,000	LOW:	(65%) 40.00 - 100.00
PRESENT:	(80%) 6,500 - 27,500	PRESENT:	(80%) 50.00 - 125.00
OWNER OCCUPANCY:	80%	RENTAL OCCUPANCY:	98%
PRESENT DEMAND:	8,000 - 25,000	PRESENT DEMAND:	75.00 - 115.00
SALES:	Good.		

The section north of Swarthmore bounded by Crum Creek, Baltimore Pike, Saxer Avenue, and State Road, comprising several large farms and estates, will probably be developed in the near future. Because of its proximity to Swarthmore any development can be expected to be at least blue.