

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Sub. Phila. Elkins Park SECURITY GRADE A AREA NO. 2

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. Good transportation - desirable residential area of good character.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:

- a. Type Execs - Professional ; b. Estimated annual family income \$ over \$5,000.
 c. Foreign-born no ; % ; d. Negro no ; % ;
 (Nationality) (Yes or No)
 e. Infiltration of desirables ; f. Relief families no ;
 g. Population is increasing slowly ; decreasing ; static.

6. BUILDINGS:

- a. Type or types single - twins ; b. Type of construction stone - brick - frame ;
 c. Average age 25 yrs. ; d. Repair good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
			%			%
1929 level	<u>10,000 - up</u>	<u>\$20,000</u>	<u>100%</u>	<u>-</u>	<u>150</u>	<u>100%</u>
1934-36 low	<u>6,500 - up</u>	<u>12,000</u>	<u>60</u>	<u>-</u>	<u>75</u>	<u>50</u>
June 1937 current	<u>\$7,500 - up</u>	<u>15,000</u>	<u>75</u>	<u>-</u>	<u>100</u>	<u>67</u>

Peak sale values occurred in _____ and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 100 %; c. Home owners over 80 %

9. SALES DEMAND: a. good ; b. Single \$13,000 - 15,000 ; c. Activity is good

10. RENTAL DEMAND: a. good ; b. anything ; c. Activity is good

11. NEW CONSTRUCTION: a. Types Singles \$12,000 - 15,000 ; b. Amount last year 50 houses

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes

13. TREND OF DESIRABILITY NEXT 10-15 YEARS static to upward

14. CLARIFYING REMARKS: There are few vacant units in the section. A recent survey will bring this situation.

Many residents of Elkins Park commute to New York City.

15. Information for this form was obtained from David C. Snyder

Date June 11, 1937