

**AREA DESCRIPTION**  
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE A AREA NO. 3

2. DESCRIPTION OF TERRAIN. Rolling - level

3. FAVORABLE INFLUENCES. Direct rail transportation - Homogeneous development of desirable residential area.

4. DETRIMENTAL INFLUENCES. No

5. INHABITANTS:

- a. Type Junior Executives - Professional men; b. Estimated annual family income \$3000. - \$10,000  
 c. Foreign-born no %; d. Negro no %;  
 (Nationality) (Yes or No)  
 e. Infiltration of no; f. Relief families no;  
 g. Population is increasing moderately, decreasing \_\_\_\_\_; static.

6. BUILDINGS:

- a. Type or types twins - singles; b. Type of construction stone & brick;  
 c. Average age 1 - 20 yrs.; d. Repair good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level			100%	very few rental units		100%
1933-34 low						
June 1937 current	<u>\$8000. - \$25,000</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 \_\_\_\_\_%; b. Dwelling units \_\_\_\_\_%; c. Home owners over 80 %

9. SALES DEMAND: a. good; b. for new houses \$10,000 twins; c. Activity is good

10. RENTAL DEMAND: a. good; b. limited number of units c. Activity is \_\_\_\_\_

11. NEW CONSTRUCTION: a. Types Twins & singles \$10,000 - \$20,000; b. Amount last year 100 houses

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS upward

14. CLARIFYING REMARKS: Property around R.R. station not quite as high grade.

Singles average \$20,000 )  
Twins average \$10,000 }

High grade area recently developed. Not quite as accessible as west Germantown section.

15. Information for this form was obtained from Doherty

Date June 3 1937