

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE A AREA NO. 4

2. DESCRIPTION OF TERRAIN. Rolling

3. FAVORABLE INFLUENCES. The finest residential section in the city. Very good schools - Near parks - electrified train transportation.

4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:
 a. Type Executives - Professional men; b. Estimated annual family income \$ over \$6000.
 c. Foreign-born no; %; (Nationality) d. Negro no; %; (Yes or No)
 e. Infiltration of no; f. Relief families no;
 g. Population is increasing slowly; decreasing ; static.

6. BUILDINGS: One family detached
 a. Type or types ; b. Type of construction stone;
 c. Average age 1 - 20 yrs.; d. Repair very good

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$15,000 - up</u>	<u>\$40,000</u>	<u>100%</u>	<u>\$100.</u>	<u>\$150.</u>	<u>100%</u>
1933-34 low	<u>\$ 8,000 -</u>	<u>\$20,000</u>	<u>50%</u>	<u>\$ 65.</u>	<u>\$ 80.</u>	<u>55%</u>
June 1937 current	<u>\$10,000 - \$100,000</u>	<u>25,000</u>	<u>60 - 65%</u>	<u>\$ 75. - \$200.</u>	<u>\$100.</u>	<u>65%</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 80 %; b. Dwelling units 100 %; c. Home owners over 80 %

9. SALES DEMAND: a. fair; b. ; c. Activity is fair

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

11. NEW CONSTRUCTION: a. Types single detached; b. Amount last year 25 units

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: Shifting of population. People moving further out. Southern end of section has the smaller houses. Buyers still looking for bargains. Practically all available land is held at \$20,000 an acre. Direct roads to center of city. Many large estates in this section.

15. Information for this form was obtained from Doherty