

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE A AREA NO. 5
2. DESCRIPTION OF TERRAIN. Rolling
3. FAVORABLE INFLUENCES. Good transportation - very desirable residential section - well restricted - wooded section
4. DETRIMENTAL INFLUENCES. None

5. INHABITANTS:
- a. Type White collar class ; b. Estimated annual family income \$5000. & up
- c. Foreign-born none ; % ; d. Negro no ; % ;
(Nationality) (Yes or No)
- e. Infiltration of desirables ; f. Relief families none ;
- g. Population is increasing slowly ; decreasing _____ ; static.

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

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOM- INATING	%	RANGE	PREDOM- INATING	%
1929 level	<u>\$10,000.</u>	<u>\$30,000</u>	<u>100%</u>	<u>\$70</u>	<u>\$100.</u>	<u>100%</u>
1933-34 low	<u>\$ 5,000</u>	<u>\$12,000</u>	<u>40%</u>	<u>\$40</u>	<u>\$ 60.</u>	<u>60%</u>
June 1937 current	<u>\$ 6,000 - \$50,000</u>	<u>\$15,000</u>	<u>50%</u>	<u>\$50 - \$200</u>	<u>\$ 75.</u>	<u>75%</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 95 %; b. Dwelling units 100%; c. Home owners 80 %
9. SALES DEMAND: a. fair ; b. single & twins \$9000. ; c. Activity is fair
10. RENTAL DEMAND: a. good ; b. anything ; c. Activity is good
11. NEW CONSTRUCTION: a. Types stone singles \$12,500 b. Amount last year 10 - 12 units
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes
13. TREND OF DESIRABILITY NEXT 10-15 YEARS static

14. CLARIFYING REMARKS: German American population -

Broad St. properties are not typical of section as a whole.
Section is very desirable, but danger of Jewish encroachment is imminent. A fair first grade section. **M**

15. Information for this form was obtained from H. B. Wilson