

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia Midvale Avenue Section SECURITY GRADE A AREA NO. 1

2. DESCRIPTION OF TERRAIN. Rolling.

3. FAVORABLE INFLUENCES. Very high grade section.

4. DETRIMENTAL INFLUENCES. Only fair transportation.

5. INHABITANTS:

- a. Type white collar class ; b. Estimated annual family income \$ \$4000. & up
- c. Foreign-born no ; %; d. Negro no ; %;
(Nationality) (Yes or No)
- e. Infiltration of desirable ; f. Relief families no ;
- g. Population is increasing ; decreasing ; static.

6. BUILDINGS:

- a. Type or types Singles - semi-detached ; 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>850. -</u>	<u>77.50</u>	<u>100%</u>	<u>90 - up</u>	<u>\$150.</u>	<u>100%</u>
<u>1929-26</u> low	<u>5000 -</u>	<u>12.50</u>	<u>55</u>	<u>50 - up</u>	<u>\$ 75. & \$80.</u>	<u>50%</u>
<u>June 1937</u> current	<u>\$6000. up</u>	<u>\$15,000</u>	<u>67</u>	<u>65 up</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 65 %; b. Dwelling units 100 %; c. Home owners 90 %

9. SALES DEMAND: a. good ; b. single - \$12,000 - \$15,000 ; c. Activity is fair

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

11. NEW CONSTRUCTION: a. Types singles ; b. Amount last year 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: Houses west of School House Lane are very large estates. No ground being sold for building. Some old houses have been remodeled.

15. Information for this form was obtained from