16. Is the steady pressure of "overhang" affecting the market? Explain: Yes - But this condition is improving.

17. Is the public actively bidding at foreclosure sales today? No

18. Are speculators buying real estate in appreciable volume? Very little; What type of property are they buying? Extreme low price; Are they finding that it pays to buy run-down property and recondition it? Yes

19. Is the general public buying in any real volume? Substantial volume; Are residential lots being purchased for future use in such volume? Yes

20. What volume of business are brokers doing compared with peak? 1926:.............. 60% 1929: 80%

21. Has the repair and painting "fever" hit your city yet? Yes

22. Are contractors finding it necessary to advertise for building craftsmen? No

23. Have building crafts wages advanced in last 12 months? Yes; 10%

24. What type of new residential units are needed in your area of operation, if any? From $5000 to $7500; How many? Limited

25. Can they be readily and satisfactorily financed? Yes; If not, explain:

26. Labor costs are now estimated at 90% of 1928-29; material costs at 100% of 1928-29

27. What unfavorable factors are affecting residential values and sales in your city? Over supply of old houses

28. What shifts in population are occurring? Explain from where to where. No shift

29. What is your frank opinion of public confidence in Building & Loan Associations in your city? Is a distinction being made in favor of the Federal associations? Insurance of stock has given confidence in Federal Associations. No State or Local.

30. If you had $25,000 of your own money, would you buy real estate at present in your city as a speculation? Yes; If so, what type of property would you buy, and where? Well located residential property, or small income business property.

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