DURHAM, NORTH CAROLINA

capitalist as an investment. The close proximity of the area to the women's department of Duke University creates an active demand for properties of this type, and all have been rented as they were completed. There have also been built a few single-family homes in this area. Area A-5 has also experienced some activity in new construction of single-family homes of the higher-priced class. In addition to the above areas, there has also been some construction of cheaper type of duplex houses for rental to Negroes, but outside of the areas first mentioned, the activity has been scattered.

Present costs of labor and material are about ninety (90%) percent of the 1929 levels, and this fact is to some extent affecting construction of homes by home owners.

I - Detrimental Influences

During the past year in Area A-2 there has been approximately twenty-five duplex apartments erected, mostly south of Markham Avenue, and most all built by one party for investment. This party has had the funds with which to pay cash for both lots and building, and the rents he will receive will provide a good return on the investment. There is a very active demand in this area for rental properties of this type, attributed to a large extent to its close proximity to the women's department of Duke University and the desire of faculty members and others to reside close to the campus. The area also contains many beautiful, well constructed, large single-family homes, and it is very likely that the area will continue excellent for many years to come. The southern part of the area is