Rental values and values of improved property held up remarkably well in Fresno, Mr. Hargrave stated. As an example, he said on the north side a rental of $50 in 1929 declined to $30 in 1933 and is now $40 to $45. He further stated that in a good neighborhood in Fresno rents would capitalize average property higher than its true value. This was said not to be true for new houses, but the current rapid rate of new construction was depressing the sale market for older houses. Concerning the average shrinkage of improved properties he said that generally the cheaper ones shrunk further, but came back faster, while the least fluctuation was in houses costing from $5000 to $8000. The following tabulation of valuations trend was given:

\[
\begin{array}{cccc}
\text{1929} & \text{1933} & \text{1936} \\
$3500 & $2000 & $2500 - $2750 \\
5000 & 3250 & 3750 \\
6000 (15 yrs. old) & 3500 & 3850 \\
6000 (New houses) & 3850 & 4500 \\
\text{This group most active} & & \\
7000 (new house) & 4500 or 5000 & 5250 (Sold for this price) \\
\text{Actual example} & & \\
\end{array}
\]

There is a great deal of new construction of houses costing $8000 and over, particularly in Fig Gardens. There was some question in Mr. Hargrave's mind whether there were really very many people in Fresno who could afford to keep up such expensive houses, notwithstanding the fact that present easy financing made it possible to build them.

Mr. Hargrave said building costs were not quite as high as in 1929, material cost being slightly lower and some kinds of building labor still being slightly lower. Building trade unions in Fresno are fairly strong. To build a medium priced house of standard construction the average unit cost was said to be $3.50 per square foot.