NAME OF CITY: BERKELEY, CALIFORNIA

SECURITY GRADE: BLUE

AREA NO.: B-4

DESCRIPTION OF TERRAIN: Hilly, with moderately steep grades. Platted to conform to topography.

FAVORABLE INFLUENCES: Good view in upper section of area; nearness to schools, transportation and local shopping center.

DETRIMENTAL INFLUENCES: Some lack of homogeneousness, owing to sprinkling of older type of homes.

INHABITANTS:
- Professional and business men; white collar workers;
- Estimated annual family income: $2500-4000
- Foreign-born; no concentration;
- Negro: none known;
- Infiltration of Remote; relief families: none known;
- Population is increasing Moderately; decreasing; static;
- Average age: 18 (10 to 35) yrs.
- Repair: Mostly good

BUILDINGS:
- Single-family houses and bungalows;
- Type of construction: Stucco and frame;
- Average age: 19 (10 to 50) yrs.
- Repair: Mostly good

HISTORY:
- 6- rm homes predominating.
- Sale values:
  - 1929 level: $5000-7500
  - 1933 low: $3500-5000
  - 1937 current: $3500-6000
- Peak sale values occurred in 1937 and were 102% of the 1929 level.
- Peak rental values occurred in 1927 and were 100% of the 1929 level.

SALES DEMAND:
- Fair;
- 6- rm $5000;
- Activity is Fair

RENTAL DEMAND:
- None;
- 6- rm $45;
- Activity is Fair

NEW CONSTRUCTION:
- Types: 6- rm $5000;
- Amount last year: Four houses 1936

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase: Ample;
- Home building: Ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Stable

CLARIFYING REMARKS:
Lot values in this area are high, which has tendency to deter speculative building. Very little new home construction and practically no speculative building. District known as NORTHBRAE, BUNNA VISTA TRACTS, etc. Zoned, first residential is north, east and southern part of area. The central part of area is unrestricted as to type of residential building. However, there were no apartments or multiple dwellings built in 1936.

Information for this form was obtained from SUTLIFY REALTY & FINANCE COMPANY.

Date 6-15-37

HAROLD W. JEWETT: CITY OF BERKELEY, BUILDING INSPECTION DEPARTMENT, RALPH E. PRENTICE