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

18. Are speculators buying real estate in appreciable volume? When available. What type of property are they buying? Residential and income residential. 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? Yes. Are residential lots being purchased for future use in much volume? Yes

20. What volume of business are brokers doing compared with peak? 50-60%

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? No

24. What type of new residential units are needed in your area of operation, if any? All types. How many? 

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

26. Labor costs are now estimated at 95% of 1928-29; material costs at 85% of 1928-29

27. What unfavorable factors are affecting residential values and sales in your city? None

28. What shifts in population are occurring? Explain from where to where. No shifts. Vacant spots filling up.


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? (Yes-no)

<table>
<thead>
<tr>
<th>Residential Property Values</th>
<th>Rentals</th>
</tr>
</thead>
<tbody>
<tr>
<td>1925</td>
<td>10%</td>
</tr>
<tr>
<td>1929</td>
<td>100%</td>
</tr>
<tr>
<td>1935</td>
<td>70%</td>
</tr>
<tr>
<td>1938</td>
<td>90%</td>
</tr>
</tbody>
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Do Not Write Below This Line