Real estate sales prices are 85-90% and rent 90% of 1929 and are supported by the prevailing housing shortage. Real estate sales activity is at peak levels and institutions have disposed of virtually all their overhang. Residential construction is approaching peak. Banks and trust companies have supplanted individuals as the principal lenders and are doing over half the total institutional business, nearly all in Title II loans. Business is well ahead of 1929. Possible decentralization of state government administration is a hazard confronting the city.