This area, consisting of nine blocks, is 100% developed, and is zoned second-residential, improvements consisting largely of single-family frame and stucco, row and detached dwellings, with a few four-family flats. The cost range of the dwellings is from $4600 to $8500 and the average age from 10 to 15 years, a few being as much as 30 years old. The topography is very favorable for residential construction. The district is occupied by professional and business men and "white collar" workers, having incomes of from $2500 to $5,000. The area is a homogeneous one, and maintenance shows a high degree of pride of ownership. There are no vacancies in the area, and it is very largely owner-occupied. School and transportation facilities are conveniently available, and adjacent parks and recreational centers add to the desirability of the area and are a factor in the steady demand at fair price levels for property located in this district. A standard six-room house in this area would have sold for $8,000 in 1929, $6,000 in 1933, and is currently selling for $7250. The same house would have rented for $75 in 1929, $65 in 1933, and $67.50 now.