This area is comprised of 25 blocks and is approximately 75% built-up. The topography is comparatively level, hills surrounding the area on three sides and lending charm to the location. The inhabitants are largely "white collar" workers, skilled artisans, and higher service groups, having a range of income from $1500 to $3000. There are no racial concentrations at present, and the possibility of infiltration in the future is remote. A high degree of maintenance is evidenced, and the improvements range in cost from $3500 to $8000. The district is 35 years old and still developing, the average age of the improvements being 15 years. The type of construction is somewhat heterogeneous, consisting largely of single-family, row and detached, stucco and frame bungalows and two-story houses, with a few apartment houses in the northern part. There is a 70% owner-occupancy with about 2% vacancies. Schools, transportation facilities, parks, and recreational areas are all conveniently available, no detrimental influences are apparent, and climatic conditions are good. This area is graded a "high yellow". Loans are eagerly sought in this area and in many cases are made upon maximum terms.

A standard six-room house in this area would have sold for $7000 in 1929, $4500 in 1933, and is currently selling for $6250. The same house would have rented for $65 in 1929, $42.50 in 1933, and $57.50 now.