This area containing some 35 blocks is hilly with steep slopes and bluffs in the western part, this condition having been minimized and partially overcome by platting. On its lower levels the area is from 85 to 90% built-up, but there are approximately 10 unimproved blocks located on the crest of the rise. The inhabitants consist of small business men, "white collar" workers, artisans, and city employees, with a range of income from $1200 to $3000. There are no racial concentrations at present, and but slight threat of future infiltration. Maintenance is spotted and shown only a fair degree of pride of ownership. The improvements are single and multi-family dwellings of all types and kinds, the eastern part of the area being given over quite largely to old middle-class apartment houses and flats. The homes have a cost range of $3,000 to $7,000, and an average age of 25 years, the district being from 40 to 50 years old. The area is zoned second-residential with some business along Market Street, and the single-family homes are 70% owner-occupied with not to exceed 3% vacancies. Schools, transportation facilities, parks, and recreational areas are all conveniently available, and there are no detrimental influences. There is some view property in the western portion of the area. As a whole, the development is inharmonious, and the area is graded a "low yellow". Loans are made in the area by mortgagee institutions upon variously modified terms which are governed quite largely by the individual making the loan application.

A standard six-room house in this area would have sold for $6000 in 1929, $3300 in 1933, and is currently selling for $4000. The same house would have rented for $60 in 1929, $27.50 in 1933, and $40 now.