This area, consisting of some 100 blocks is 75% to 80% built-up, and the topography is undulating, sloping generally from west to east. The inhabitants are, for the most part, "white collar" and factory workers, laborers, and city employees, having an income range of $1200 to $3,000. Unwholesome racial infiltrations and concentrations are apparently remote, and a fair degree of upkeep and maintenance is shown. There has been an intermittent development over the past 50 years, and the improvements have an average age of 30 years and a cost range of from $3,000 to $7,000. The area is zoned second-residential, with some business zoning, and dwellings consist of various types and kinds of single and multi-family houses, flats, and apartments, some shops and markets being located where zoning permits. The single-family homes are approximately 75% owner-occupied, with a 2% vacancy. Schools of all grades, transportation facilities, parks, and recreational areas are all conveniently available, and the climate is equitable. All mortgagee institutions are quite liberal in terms accorded on residential security in a large part of this area, and loans are in popular demand.

A standard six-room house in this area would have sold for $5500 in 1929, $3750 in 1933, and is currently selling for $4750. The same home would have rented for $50 in 1929, $32.50 in 1933, and $45 now.