This area of 25 blocks is known as Holly Park Circle and occupies a gentle slope running generally from east to west. It is approximately 85% built-up, and the inhabitants consist of small business men, "white collar" employees, skilled artisans, and service employees, having incomes ranging from $1,000 to $2,500. There are no racial concentrations at present, and threat of infiltration is remote. Maintenance in general denotes pride of ownership. The area as a whole is approximately 40 years old, and the improvements range in age from 10 to 40 years. The dwellings consist of single-family, row and detached, frame and stucco houses and bungalows, with a few flats and apartments, and the cost range of single-family dwellings is from $2,500 to $6,000. The area is zoned second-residential with a few blocks on the outskirts given over to neighborhood shops and markets. Single-family dwellings are 80% owner-occupied, 23% rented, and 2% vacant. Schools of all grades, transportation facilities, parks, and recreational areas are all conveniently available, and splendid climatic conditions prevail. Holly Park, including one of the city's reservoirs, is within the confines of the area. This district would have been accorded a higher grading had it not been for the undesirable influences of the areas which surround it on the northwest and east, and from which there is an infiltration of lower income groups.

A standard six-room house in this area would have sold for $5,000 in 1929, $3,000 in 1933, and is currently selling for $3,000. The same home would have rented for $50 in 1929, $30 in 1933, and $40 now.