SUMMARY
SURVEY OF SAN DIEGO, CALIFORNIA
BY THE DIVISION OF RESEARCH & STATISTICS
Field Report Dated October 20, 1936
CONFIDENTIAL

I. GENERAL CONDITIONS.

San Diego is located 16 miles north of the Mexican border, on the shores of San Diego Bay, a landlocked harbor. The principal source of revenue is derived from the large Naval payroll, this being a permanent naval base with an enlisted personnel of about 27,000 men. The chief industrial enterprise is an aircraft company which supplies the Navy with much of its aviation equipment and at present employs 2,800 men with an annual payroll of $5,200,000. Substantial increase in employment in this plant will shortly result from heavy contracts on hand. Lesser industries include bakeries, fish, fruit and vegetable canning, printing and publishing, ship and boat building. As the result of the highly equable climate, this city has attracted many wealthy retired persons from all parts of the country, whose purchasing power is an economic factor. Principal agricultural products are citrus fruits, olives, grapes and vegetables. Steamship service is available to all parts of the world but the city has been unable to secure any heavy volume of deep-water shipping due to not having the benefit of terminal shipping rates. Population, including such military and naval enlisted personnel as has established permanent residence within the city limits, almost doubled in each decade since 1860.

<table>
<thead>
<tr>
<th>Census Year</th>
<th>Population</th>
<th>Increase Over Preceding Census</th>
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</thead>
<tbody>
<tr>
<td>1900</td>
<td>17,700</td>
<td>21,878 (128%)</td>
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<tr>
<td>1910</td>
<td>30,578</td>
<td>13,878 (79.6%)</td>
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<tr>
<td>1920</td>
<td>74,361</td>
<td>43,783 (128.9%)</td>
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<tr>
<td>1930</td>
<td>147,995</td>
<td>73,634 (98.4%)</td>
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<tr>
<td>1936*</td>
<td>179,500</td>
<td>31,505 (21.3%)</td>
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* Estimated as of January 1 by City Planning Commission

San Diego is open-shop with exception of the strongly organized building crafts. These unions, through a monopoly of skilled artisans, dominate construction and maintain a high wage scale.

II. PRESENT REAL ESTATE CONDITIONS AND TAX SITUATION.

Real estate sales as reflected by deed recordation (including gift deeds, sheriff deeds, voluntary and tax deeds) in San Diego County showed little fluctuation for the fiscal years ending June 30, 1933, 1934 and 1935 but recordings doubled for the year ending June 30, 1936. This is attributed partly to an abnormal volume of tax deeds. However, residential sales are very active. The Southern Title and Trust Company has kept a record since January 1, 1936 and reports 4,496 open-market residential sales for the first 9 months of this year, which indicates a greater "rate of turnover" than in most cities. The proportion of sales in northern sections of the city are under $5,000. Institutions reported sales of 247 residential properties for this period totaling $752,000, as against total residential holdings of 1,324 totaling $5,153,600 (21% of the present mortgage account). Market value of higher priced properties in the best areas declined to 40% and is now only 55% of the peak level. Values in the lower brackets declined to 60% and are now from 70% to 80% of 1929. Foreclosure volume for the county has steadily declined and only 605 suits were recorded during the fiscal year ending 1936.