a uniform residential section: a definite appeal to the public: convenience of location: the up-to-dateness and soundness of construction: a uniform social status: and the absence of detrimental influences.

B - Still Desirable - Blue

This possibly was formerly an "A" area but is now distinguished by a lack of intensive demand and activity. The opportunity for much further development often does not exist; the procession has moved on a little. "The cake has raised". Prospective home buyers say, "it is all right but let's drive out further". It is like a 1935 automobile -- still useful, still good value--but not what the people are buying who can afford a new one. Good mortgage lenders will have a tendency to modify their maximum terms somewhat. There is no general age limit--might be 25 years or more depending on type of improvements and quality of maintenance; majority of the original purchasers still live here. Restrictions, pride of ownership, stability of the area, etc., are still effective. The standards of the "A" area obtain with more freedom with respect to the existence of multi-family units as long as the social status of the tenants does not clash with that of the other residents. Purchase demand is usually good.

The test revolves around the completeness of the development, its stability and the degree of demand and activity. The gloss is off but the factors of residential desirability in the "A" areas are still present, hence still desirable.

C - Definitely Declining - Yellow

Usually the transition period is beginning or has been in process in areas under this classification. Age, obsolescence, "change of styles", expiring restrictions, infiltration of lower-grade population, encroachment of apartment houses, flats or other multi-family rental properties, original buyers moving out, are all factors: presence of influences which increase sales resistance, such as inadequate transportation: poorer maintenance of homes, yards, and gardens: apparently less pride of ownership: increase of tenants and decrease