This area of 60 blocks is zoned second-residential with the exception of quarter-blocks facing Geary and Balboa, which are zoned for business. The district is 90% built-up and from 80% to 85% owner-occupied, with not to exceed 2% vacancies. The terrain is undulating and is well adapted to residential construction. It is largely occupied by business men of the junior executive type, highly-skilled laborers, and "white collar" workers, having an income range of from $2,000 to $5,000. There are no adverse racial concentrations in the area. The dwellings are largely of frame and stucco construction, consisting of single and multiple-family dwellings, flats, and some small apartment houses. The single-family dwellings have a cost range of from $4500 to $7,000, with some multiple-family dwellings running up as high as $12,000. The district is from 18 to 20 years old and is still developing. The average age of dwellings in this area probably would not exceed 10 or 12 years, it is amply provided with school facilities, has good transportation, and borders Golden Gate Park. Properties are, in general, well-maintained, and while the types of construction are somewhat heterogeneous, there is a good, stable demand for property in this area.

A standard six-room house in this area would have sold for $7500 in 1929, $5000 in 1933, and is currently selling for $6500. The same home would have rented for $70 in 1929, $47.50 in 1933, and $62.50 now.