The 19 irregularly-shaped blocks composing this area are 35% developed and are known as Pinelake Park. The topography is undulating and admirably suited to residential development. It is inhabited by professional people, business men, and skilled artisans, having incomes of $2400 to $5,000. There are no racial concentrations or threats, and maintenance shows a high degree of pride of ownership. Improvements consist largely of single-family, detached, stucco and frame bungalows and houses, having a cost range of $4500 to $10,000 and an average age of 7 or 8 years. The district was platted and put on the market 10 years ago, but its development was arrested by the depression, and it is more or less dormant at the present time. The area is zoned first-residential and is also protected by deed restrictions. There is little or no vacancy in the area, and the percentage of owner-occupancy is high. Schools and transportation are not conveniently available, but parks and recreational areas are nearby. The setting of the area is very charming, and it is believed that, when lack of school and transportation facilities are overcome, this area may progress into a "green" classification. Currently, the property in the area is dormant and offers a high degree of sales resistance. A standard six-room house in this area would have sold for $10,000 in 1929, $6,000 in 1933, and is currently selling for $7600. The same home would have rented for $85 in 1929, $45 in 1933, and $67.50 now.