This area contains 80 some-odd blocks, and the
topography is level with a slightly rolling ten-
dency. The inhabitants consist of "white collar" workers, busi-
ness men and skilled laborers, having an income range of $1500
to $3600. There are no racial concentrations, nor do any appear
likely, and the maintenance is generally good but inclined to
be spotted. The dwellings are row and detached houses and bunga-
lows, with a cost range of $3500 to $7500, an average age of 12
years, and of frame and frame and stucco construction. The
area is zoned first-residential, with a little business along
Mission Street, and the homes are 85% owner-occupied with 2%
vacancies. Schools of all grades are within the district, trans-
portation facilities are excellent, and parks and recreational
areas are adjacent. A Southern Pacific Railroad spur-track bor-
ders a part of the area, which constitutes a detrimental influence
to the property immediately abutting it. Climatic conditions are
good, this being one of the sunshine areas. There is a fair de-
mand for property in this area, and practically all mortgagee in-
stitutions are making loans upon liberal terms.

A standard six-room house in this area would have sold
for $6500 in 1929, $4250 in 1933, and is currently selling for
$5500. The same home would have rented for $60 in 1929, $37.50
in 1933, and $50 now.