This area of some 20 blocks is approximately 70% built-up and has a generally level topography, sloping slightly to the east. The inhabitants consist of "white collar" and factory workers, laborers, and service group workers, having a range of income of from $1500 to $2400. Unfavorable racial conditions appear to be remote, and maintenance shows a fair degree of pride of ownership. The improvements consist of modest single-family, frame and stucco houses and bungalows and a few older multi-family dwellings to the east having a cost range of from $3500 to $5000 and an average age of seven years. The area is zoned first-residential, and residences are 85% owner-occupied, with 2½ vacancies. There is evidence of increasing demand for property in this area, which has equitable climatic conditions, and the available conveniences of schools, transportation facilities, parks, and recreational areas. An industrial area is located nearby. There are several mortgagee institutions which do not include this area in their lending territory, however, a majority of them do, but terms are generally upon a restricted basis.

A standard six-room house in this area would have sold for $6000 in 1929, $4000 in 1933, and is currently selling for $5000. The same home would have rented for $55 in 1929, $37.50 in 1933, and $45 now.