INTERVIEW WITH MR. W. G. FIELDS,
LEWISON REALTY, INC.
157 Sutter Street
San Francisco, California

Real Estate Sales - "Generally speaking, real estate values shrank from an assumed
100% in 1929 to 60% in 1933 and have now recovered to better
than 70%. A standard six-room residence located in the better
residential districts, such as St. Francis Wood (A-10), Sea
Cliff (A-1), and the Marina (A-4, B-12, and C-7), would have
had a value of $10,500 in 1929, went down to $7,500 in 1933,
and has a current market value of $8,500. In districts such
as Richmond (B-1, B-2, B-3, B-4, B-5, B-6, C-1 and C-2) and
Sunset (B-16, B-18 and adjacent areas), such a residence
would have sold for $8,500 in 1929, $5,000 in 1933, and has a
current market value of $6,750. In districts such as the
Mission, (C-25 and C-26 and adjacent areas), such a residence
would have sold for $7,000 in 1929, $7,500 in 1933, and now
has a market value of $5,250. Residential values are distinct­
ly on the up-turn, and we expect to see them fully 15% higher
than they are now within the next year."

New Construction - "Construction costs have risen fully 30% since 1933 and are
now approximately equal to what they were in 1929. There is
considerable building going on at the present time, the five
districts showing the greatest activity being: Marina (A-4,
B-12, and C-7), Francesco Heights (B-10), Heredia Manor (A-6),
Paraiso (B-17, B-18, and B-19), and the districts around St.
Francis Wood (A-10)."

Overhang of Real Estate - "There are few, if any, large holdings of acquired residential
real estate in the city, and the overhang here never consti­
tuted a serious menace."

Foreclosures - "Foreclosures were never very heavy in San Francisco, and they
are down now to what might be considered a normal situation."