16. Is the steady pressure of "overhang" affecting the market? Explain: No

17. Is the public actively bidding at foreclosure sales today? Very few foreclosure sales.

18. Are speculators buying real estate in appreciable volume? No; What type of property are they buying? Some do; Are they finding that it pays to buy run-down property and recondition it?

19. Is the general public buying in any real volume? Yes; Are residential lots being purchased for future use in much volume? Only by builders to build now.

20. What volume of business are brokers doing compared with peak? Yes, very much.

21. Has the repair and painting "fever" hit your city yet? Yes (K.P.A. ruined labor)

22. Are contractors finding it necessary to advertise for building craftsmen? Yes

23. Have building crafts wages advanced in last 12 months? Yes; 50%


25. Can they be readily and satisfactorily financed? Yes; P.H.A.; If not, explain: loans or banks.

26. Labor costs are now estimated at 90-95% of 1928-29; material costs at Same % of 1928-29

27. What unfavorable factors are affecting residential values and sales in your city? Nothing unless shortage of new homes.

28. What shifts in population are occurring? Explain from where to where. Many out-state people are coming in from all over.

29. What is your frank opinion of public confidence in Building & Loan Associations in your city? Is a distinction being made in favor of the Federal associations? Yes. Building and loans are not good; people are afraid of them.

30. If you had $25,000 of your own money, would you buy real estate at present in your city as a speculation? No. If so, what type of property would you buy, and where? (yes-no) Would buy homes, flats and apartment houses for investment.