1. NAME OF CITY: San Jose, California
2. DESCRIPTION OF TERRAIN: Level.
3. FAVORABLE INFLUENCES: Homogeneous neighborhood of moderate to high income inhabitants. Convenience to schools and all social and business centers.
4. DETRIMENTAL INFLUENCES: Some residences in eastern part, while well-maintained, are getting old.
6. BUILDINGS: 1 and 2 story; a. Type or type: 5 room to mansion. b. Type of construction: Frame, stucco, brick. c. Average age: 15 years. d. Repair: First class.
7. HISTORY:
   | SALE VALUES | RENTAL VALUES |
   | YEAR        | PREDOMINATING |      | RANGE | PREDOMINATING |
   | 1929 level  | $5,500-10,000 | 7,000 | 100%  | $45 to $75    | 60 |
   | 1933        | 3,000-7,000   | 4,000 | 57    | 20-50         | 35 |
   | current     | 5,500-11,000  | 7,500 | 107   | 45-90         | 75 |
   Peak sale values occurred in 1937 and were 107% of the 1929 level. Peak rental values occurred in 1937 and were 125% of the 1929 level.
10. RENTAL DEMAND: a. Good. b. 6 room: $75. c. Activity is: Good.
11. NEW CONSTRUCTION: a. Types: 5 & 6 room: $6,000 to $10,000. b. Amount last year: 13 single family 3 multi-family (small).
14. CLARIFYING REMARKS: Mainly zoned single-family residential. Small apartment houses permitted on clock facing The Alameda. Six blocks southeastern part zoned two-family residential, and provision is made for a small trading center on Park Avenue between Magnolia and Hester. The southern part of the area is built upon what was the old fair grounds. Property on Magnolia and Hester Avenues between The Alameda and Park Avenue does not enjoy as high a value as the rest of the district, as it is part of an older development and is inclined to be heterogeneous in its improvements.
15. Information for this form was obtained from W. L. Atkinson, H. Arnerich, David T. Bunker, W. B. Rice, Ralph E. Prentice, City of San Jose Building Department.

Date: September 1, 1937