16. Is the steady pressure of "overhang" affecting the market? Explain

Not appreciably.

17. Is the public actively bidding at foreclosure sales today? No

18. Are speculators buying real estate in appreciable volume? No; What type of property are they buying? They are not; Are they finding that it pays to buy run-down property and recondition it? Beginning to.

19. Is the general public buying in any real volume? Only for use; Are residential lots being purchased for future use in such volume? Some.

20. What volume of business are brokers doing compared with peak? 75%

21. Has the repair and painting "fever" hit your city yet?

22. Are contractors finding it necessary to advertise for building craftsmen? Not now.

23. Have building crafts wages advanced in last 12 months? Yes; 10-30%

24. What type of new residential units are needed in your area of operation, if any? $2000 to 3500; How many? 7

25. Can they be readily and satisfactorily financed? Yes; If not, explain:

26. Labor costs are now estimated at Par % of 1928-29; material costs at Par % of 1928-29

27. What unfavorable factors are affecting residential values and sales in your city? Lack of confidence in Government - high taxes - excessive cost - strikes - uncertain and Communism.

28. What shifts in population are occurring? Explain from where to where

Coming in from Middle West.

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? Mutual stands first.
No material difference.
There seems to be no particular lack of confidence.

30. If you had $25,000 of your own money, would you buy real estate at present in your city as a speculation? Yes; If so, what type of property would you buy, and where?

I sell property for use and income, not for speculation.