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

No. Most of the desirable foreclosed property has been absorbed.

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? Low-priced homes for income. Are they finding that it pays to buy run-down property and recondition it? Yes.

19. Is the general public buying in any real volume? No; Are residential lots being purchased for future use in such volume? No.

20. What volume of business are brokers doing compared with peak? 60%.

21. Has the repair and painting "fever" hit your city yet? Not appreciably.

22. Are contractors finding it necessary to advertise for building craftsmen? No.

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

24. What type of new residential units are needed in your area of operation, if any? Apartment houses and $2500 dwellings; How many? 150 units.

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

26. Labor costs are now estimated at 100% of 1928-29; material costs at 88% of 1928-29.

27. What unfavorable factors are affecting residential values and sales in your city? Fruit prices, still low, are an important factor here. High wages and material costs are retarding new construction.

28. What shifts in population are occurring? Explain from where to where. Seasonal shift in migratory fruit workers. Some new families settling here from out of state.

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? Confidence was badly shaken and although there is a better feeling now, it is questionable whether the larger institutions would receive enough deposits to enable them to stay in business without Federal Deposit Insurance. Only one Federal association here, too recent to establish experience.

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?

Low-priced homes convenient to schools and stores, in any good neighborhood, for income and appreciation.