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

The buying public has not as yet fully realized that the distressed market is over and that costs have increased.

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

18. Are speculators buying real estate in appreciable volume? What type of property are they buying? Residence and semi-business. 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? Yes; Are residential lots being purchased for future use in such volume? No

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

21. Has the repair and painting "fever" hit your city yet? No

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

23. Have building crafts wages advanced in last 12 months? Yes; 12½%

24. What type of new residential units are needed in your area of operation, if any? 5 or 6 room dwellings, price range from $3500 to $6,000; How many? 160

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 100% of 1928-29

27. What unfavorable factors are affecting residential values and sales in your city?

28. What shifts in population are occurring? Explain from where to where A general increase in population from east and 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? Confidence is returning in building and loan associations, especially those that have qualified under the Federal Insurance plan. The associations have more funds than can be readily placed. One association started under the Federal plan within the last ninety days; it is too early to form an opinion as to the acceptance of the plan by the general public.

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 would purchase property that is now in a run-down condition, repair and remodel same for renting and resale. I would prefer to purchase this type of property within walking distance of the shopping or school areas. The construction of low cost, well located, five or six-room dwellings should be profitable.