With the great demand for housing, it is not surprising that the foregoing table indicates that, on the average, rentals in San Jose are higher now than they were in the 1928-29 period. As was the case in property values, the larger and higher-priced properties, located in the best districts, seem to have declined more and to have recovered more rapidly than other types.

While there is a good demand for residences to buy, there is an insistent demand for houses to rent, and while there is no evidence of profiteering, realtors state that rental prices are rapidly advancing. This is true not only with single-family dwellings but with every type of residential property. This advance in rentals is believed to be justified for the reason that San Jose has had the reputation of having the lowest rate of rentals of any city in the state of comparable size.

3. Need for Housing.

There is very little basis for making an estimate for current needs. The realtors' questionnaires, which will be found on Appendix Pages 5-A to 13-A, show various estimates of this need, running from 200 to 750 dwelling units. If all the dilapidated and out-moded dwellings were demolished or eliminated, it is safe to assume that the need would be several times the highest estimate made by the realtors. However, it is believed that the rental demand is now at a peak and that from three to five hundred additional dwelling units would cover the actual need of the community.

Owing to the fact that San Jose has expanded its territory since 1930, census figures have not been quoted, as they would be misleading.