17. Is the public actively bidding at foreclosure sales today? Yes, at a bargain.


20. What volume of business are brokers doing compared with peak? 35%

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

22. Are contractors finding it necessary to advertise for building craftsmen? Yes.

23. Have building crafts wages advanced in last 12 months? Yes; 20%

24. What type of new residential units are needed in your area of operation, if any? How many?

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

26. Labor costs are now estimated at 25% of 1928-29; material costs at 15% of 1928-29.

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

28. What shifts in population are occurring? Explain from where to where. Much population has been coming to California from mid-western and eastern states but small percentage with finances.

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? Building and loans in this city are well thought of by the public. The building and loans make a large percentage of the loans. Many borrowers prefer borrowing from the building and loans rather than from Federal Agencies for the reason that the building and loans are locally situated and the borrowers can at times present his problems to them and get the necessary extension on monthly payments.

30. If you had $25,000 of your own money, would you buy real estate at present in your city as a speculation? No. If so, what type of property would you buy, and where? Considering 1929 to have been par, what is your estimate of fluctuations in single-family residential values and rentals in Stockton in the following years:

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<tr>
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<th>1929</th>
<th>1935</th>
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</thead>
<tbody>
<tr>
<td>Sales Values</td>
<td>100%</td>
<td>40%</td>
<td>60%</td>
<td>80%</td>
<td>100%</td>
<td>40%</td>
<td>80%</td>
<td>90%</td>
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<tr>
<td>Rental Values</td>
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