

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE A AREA NO. 2

2. DESCRIPTION OF TERRAIN.  
Gently rolling

3. FAVORABLE INFLUENCES.  
Adequacy of every utility - schools - college

4. DETRIMENTAL INFLUENCES.  
None

5. INHABITANTS: College professors, professional,  
a. Type business executives ; b. Estimated annual family income \$ 3000 - \$8000

c. Foreign-born None ;      % ; d. Negro None ;      % ;  
(Nationality) (Yes or No)

e. Infiltration of None ; f. Relief families None ;

g. Population is increasing      ; decreasing      ; static.

6. BUILDINGS: Singles & Duplexes & apts.

a. Type or types to Urban St. Beyond b. Type of construction Frame & Brick Veneer ;  
Urban zoned for singles

c. Average age 10 years ; d. Repair Good

7. HISTORY:      SALE VALUES      RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
			%			%
1929 level	<u>\$6500 - \$20,000</u>	<u>\$10,000</u>	<u>100%</u>	<u>\$50 - \$100</u>	<u>\$65</u>	<u>100%</u>
1933 low	<u>\$6000 - \$15,000</u>	<u>\$ 7,500</u>	<u>75%</u>	<u>\$50 - \$75</u>	<u>\$50</u>	<u>75%</u>
current	<u>\$6000 - \$18,000</u>	<u>\$ 9,500</u>	<u>95%</u>	<u>\$50 - \$80</u>	<u>\$65</u>	<u>100%</u>

Peak sale values occurred in 1929 and were 100 % of the 1929 level.

Peak rental values occurred in 1929 and were 100 % of the 1929 level.

8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 100 % ; c. Home owners 90 %  
Vacant lots and None for sale

9. SALES DEMAND: a. Excellent ; b. \$9500 singles ; c. Activity is except vacant lots

10. RENTAL DEMAND: a. Excellent ; b. \$65 singles, duplexes, c. Activity is Good  
and apts.

11. NEW CONSTRUCTION: a. Types \$9000 singles & ; b. Amount last year Substantial  
duplexes

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: The southern part of this area is the older part and the section was started about 30 years ago. It is continuing northward -it being adjacent to the Women's College of Duke University is considered in its favor. Many of the faculty members of the college own homes in this area and others rent. There are several apartments and duplexes in the area and several duplexes have recently been built, but this has not had any detrimental effect on the area. The area probably has as little sales resistance as any in the city.

15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 21, 193 7