

AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE A AREA NO. 5

2. DESCRIPTION OF TERRAIN.

Rolling

3. FAVORABLE INFLUENCES. Public park, restricted covenants and deeds, adequate utilities, zoned for single family, minimum lot 75 feet wide

4. DETRIMENTAL INFLUENCES. Distance to school, inadequate transportation, gas only in part

5. INHABITANTS: Professional men, business

a. Type Executives, college professors ; b. Estimated annual family income \$4000 - \$50000

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

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

g. Population is increasing decreasing ; stagnant

6. BUILDINGS:

a. Type or types Single family ; b. Type of construction Frame & Brick ;

c. Average age 10 years ; d. Repair Good

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
			%			%
1929 level	<u>\$8000 - \$30000</u>	<u>\$12000</u>	<u>100%</u>	<u>\$60 - \$100</u>	<u>\$75</u>	<u>100%</u>
1933 low	<u>\$6000 - \$15000</u>	<u>\$8000</u>	<u>65%</u>	<u>\$50 - \$80</u>	<u>\$55</u>	<u>75%</u>
current	<u>\$8000 - \$25000</u>	<u>\$10000</u>	<u>80%</u>	<u>\$60 - \$90</u>	<u>\$70</u>	<u>90%</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 65 % ; b. Dwelling units 100 % ; c. Home owners 95 %

9. SALES DEMAND: a. Good ; b. \$10000 singles ; c. Activity is Good

10. RENTAL DEMAND: a. Good ; b. \$75 singles ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types \$10000 singles ; b. Amount last year Substantial

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: This is one of the best residential sections in Durham and has enjoyed a very healthy activity recently. The population is substantial and is composed of those with good incomes. Its distance from schools and business center does not detract from it.

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

Date May 22, 1937



(Over)