

## AREA DESCRIPTION

2-3-37

(For Instructions see Reverse Side)

1. NAME OF CITY Durham, N. C. SECURITY GRADE C AREA NO. 6
2. DESCRIPTION OF TERRAIN.  
Rolling
3. FAVORABLE INFLUENCES.  
Close to main business district. All city conveniences
4. DETRIMENTAL INFLUENCES.  
Industrial development along north and east. Inadequate transportation
5. INHABITANTS: Mechanics and  
a. Type laborers; b. Estimated annual family income \$ 600 - \$2000  
c. Foreign-born None; %; d. Negro Yes; 15 %;  
(Nationality) (Yes or No)  
e. Infiltration of Negroes - Gradual; f. Relief families Few; g. Population is increasing; decreasing; static.
6. BUILDINGS:  
a. Type or types Small singles; b. Type of construction Frame; c. Average age 25 years; d. Repair Poor
7. HISTORY:
- | YEAR       | SALE VALUES     |                 | RENTAL VALUES |                 |
|------------|-----------------|-----------------|---------------|-----------------|
|            | RANGE           | PREDOMINATING % | RANGE         | PREDOMINATING % |
| 1929 level | \$1500 - \$5000 | \$2000 100%     | \$15 - \$40   | \$25 100%       |
| 1933 low   | \$1000 - \$4000 | \$1600 80%      | \$15 - \$30   | \$20 80%        |
| current    | \$1500 - \$4000 | \$2000 100%     | \$15 - \$35   | \$25 100%       |
- 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 98 %; c. Home owners 10 %
9. SALES DEMAND: a. Fair; b. For rental units; c. Activity is Fair
10. RENTAL DEMAND: a. Good; b. \$25 singles; c. Activity is Good
11. NEW CONSTRUCTION: a. Types None; b. Amount last year None
12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static
14. CLARIFYING REMARKS: Northern part is gradually being taken over by negroes. Southern part along Duke Street is considerably better.
15. Information for this form was obtained from Leon W. Powell, Realtor

Date May 25, 1937

(Over)