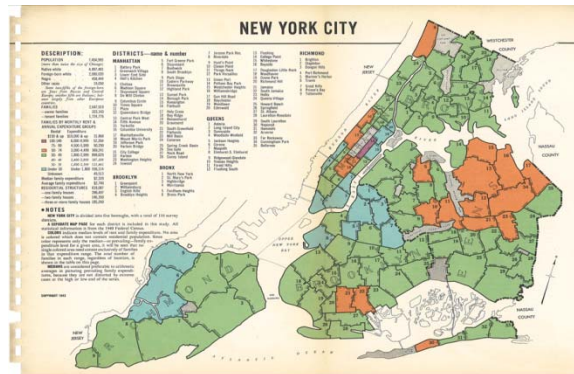


1943 Profile of the Highbridge, Bronx area

from the 1943 *New York City Market Analysis*



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BRONX 3

Highbridge



Above: Walton Avenue
at 162nd Street look-
ing north



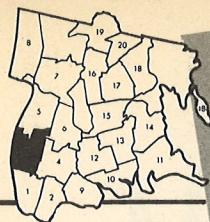
Northwest corner of Grand Concourse and 165th Street



170th Street facing west from Grand Concourse



Mt. Eden Avenue looking west from Walton Avenue



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BRONX 3

Highbridge



POPULATION 176,828
(larger than Hartford, Conn.)

Native white 114,221

Foreign-born white 61,397

Negro 1,110

Other races 100

Russian and Central European Jews, concentrated in the northeast quarter, comprise the majority of the foreign-born. Negroes in the southeast corner.

FAMILIES 51,574

—owner families 1,262

—tenant families 50,312

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	109
100-149	6,000-9,999	694
75- 99	4,500-5,999	2,332
50- 74	3,000-4,499	14,070
30- 49	1,800-2,999	31,866
40- 49	2,400-2,999	17,200
30- 39	1,800-2,399	14,666
Under 30	Under 1,800	2,045
Unknown		458

Median family expenditure . . \$2,708

Average family expenditure . . \$2,933

RESIDENTIAL STRUCTURES . . 3,595

—one-family houses 517

—two-family houses 942

—three-or-more-family houses . 2,136

Highbridge is a heavily populated and good residential district. It shows an increase of 26,000 in population since the last census, the largest increase of any Bronx district. Most of the dwellings are the better type large apartment houses with the new and better buildings along the Grand Concourse. Many new apart-

ment houses of the higher-rental range have been built adjacent to Joyce Killmer Park in the south section of the district. Retail outlets, while small, are of a good class and are located at 167th, 170th Streets and Jerome, Webster, Ogden Avenues and Featherbed Lane.