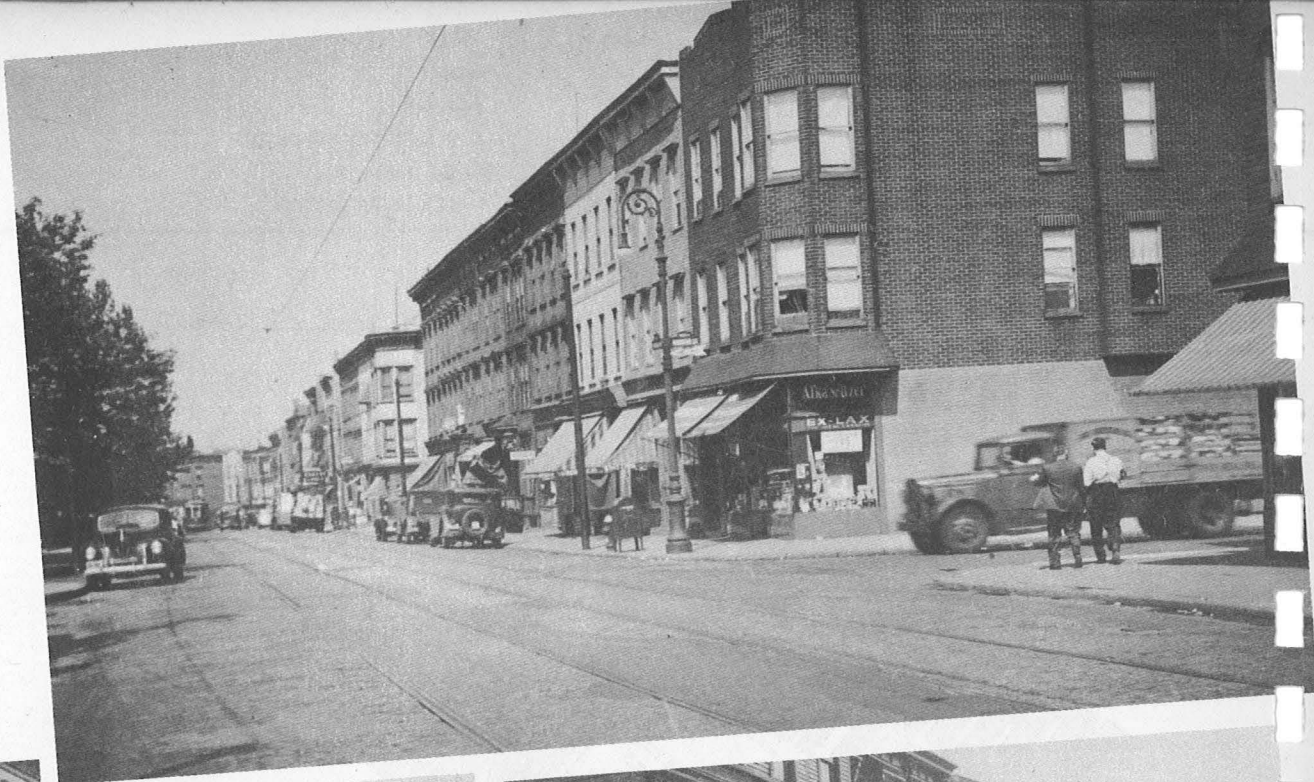
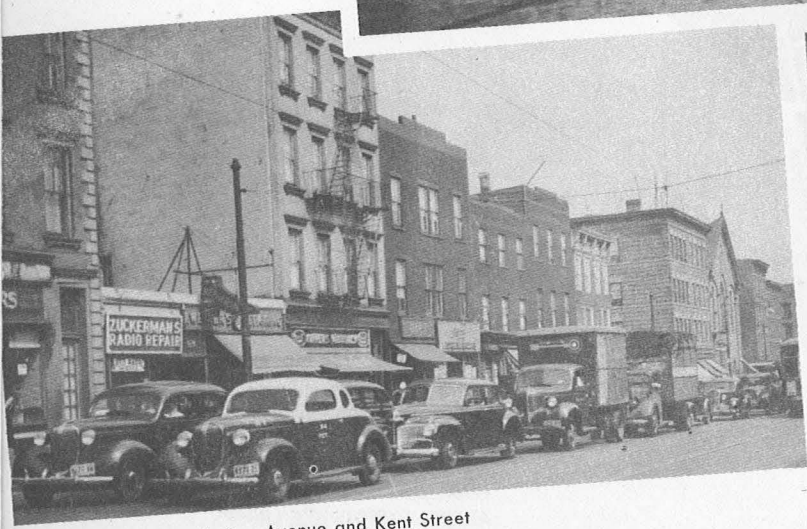


# BROOKLYN 1

Greenpoint



Right: Nassau Avenue at Monitor Street looking west



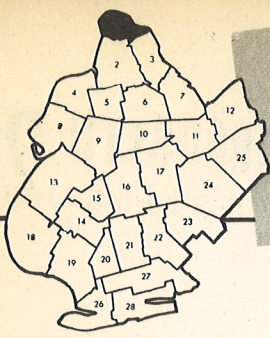
North from Manhattan Avenue and Kent Street



Freeman Street between Franklin Street and Manhattan Avenue

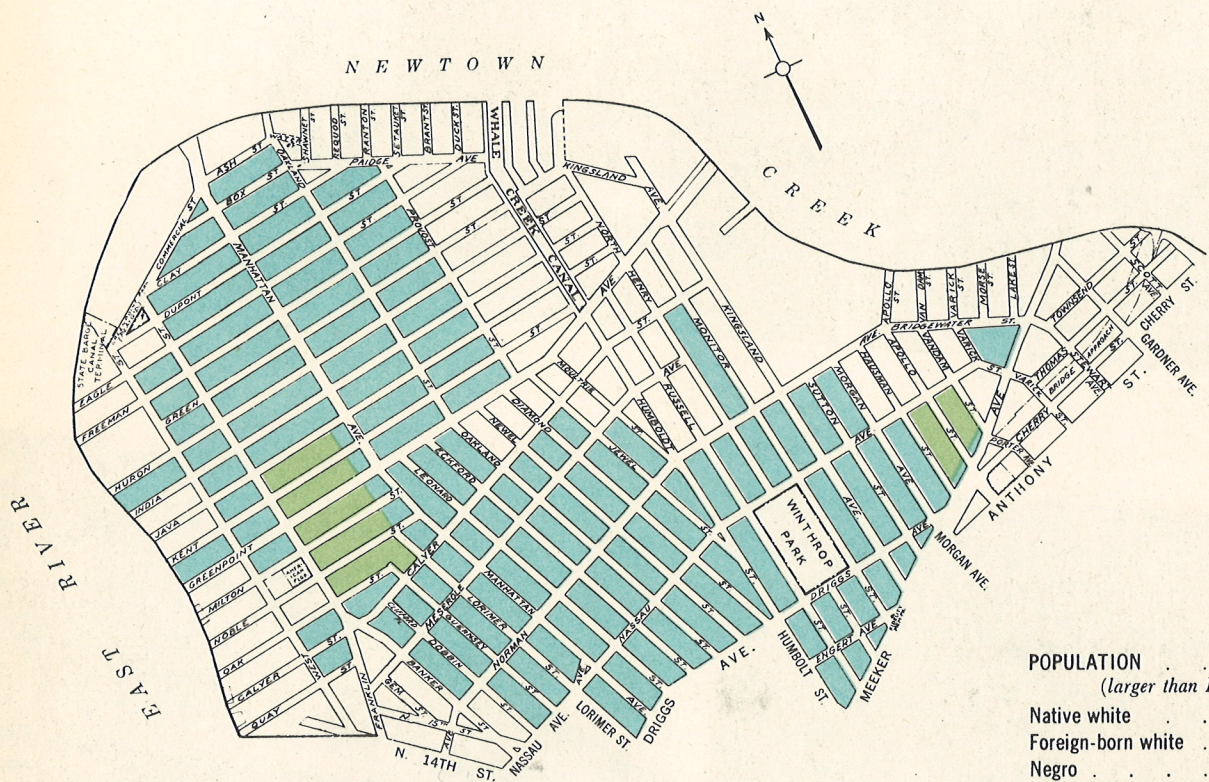


Left: Oakland Street at Nassau Avenue looking north



# NEW YORK CITY MARKET ANALYSIS

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Greenpoint is largely industrial. It contains a wide variety of plants, including foundries, machine works and chemical plants, along the waterfront and adjacent streets. Several warehouses and wholesale establishments are also to be found here. A densely crowded, low rent residential area houses 53,994 people in old one and two-family frame houses and in tenements. Manhattan and Greenpoint Avenues are the two principal retail business streets. There is a scattering of small neighborhood stores.

**POPULATION** . . . . . 53,994  
*(larger than Pittsfield, Mass.)*

Native white . . . . . 41,194  
 Foreign-born white . . . . . 12,761  
 Negro . . . . . 4  
 Other races . . . . . 35

*Polish Jews, scattered throughout, make up more than one-third of the foreign-born; others are mixed Europeans.*

**FAMILIES** . . . . . 14,284

—owner families . . . . . 2,178  
 —tenant families . . . . . 12,106

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	17
100-149	6,000-9,999	83
75- 99	4,500-5,999	132
50- 74	3,000-4,499	351
30- 49	1,800-2,999	3,022
40- 49	2,400-2,999	752
30- 39	1,800-2,399	2,270
Under 30	Under 1,800	10,406
Unknown		273

Median family expenditure . . \$1,448  
 Average family expenditure . . \$1,639

**RESIDENTIAL STRUCTURES** . 4,130

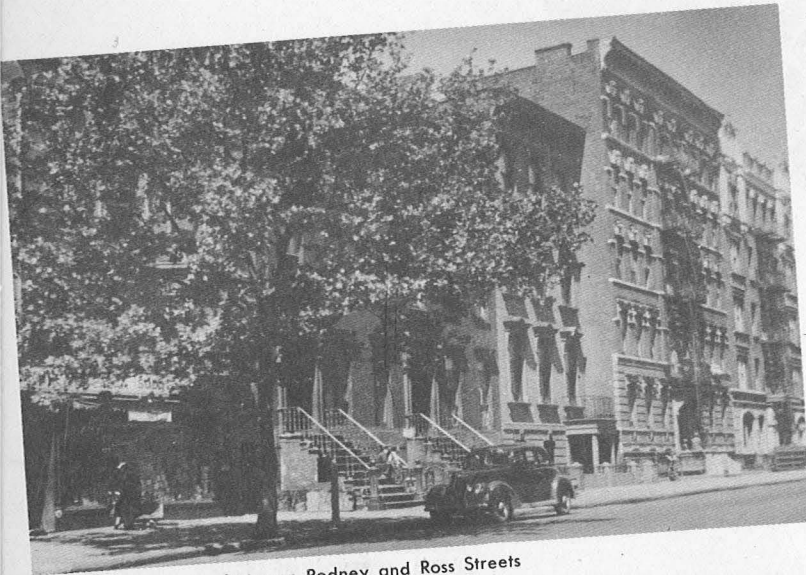
—one-family houses . . . . . 432  
 —two-family houses . . . . . 970  
 —three-or-more-family houses . 2,728

# BROOKLYN 2

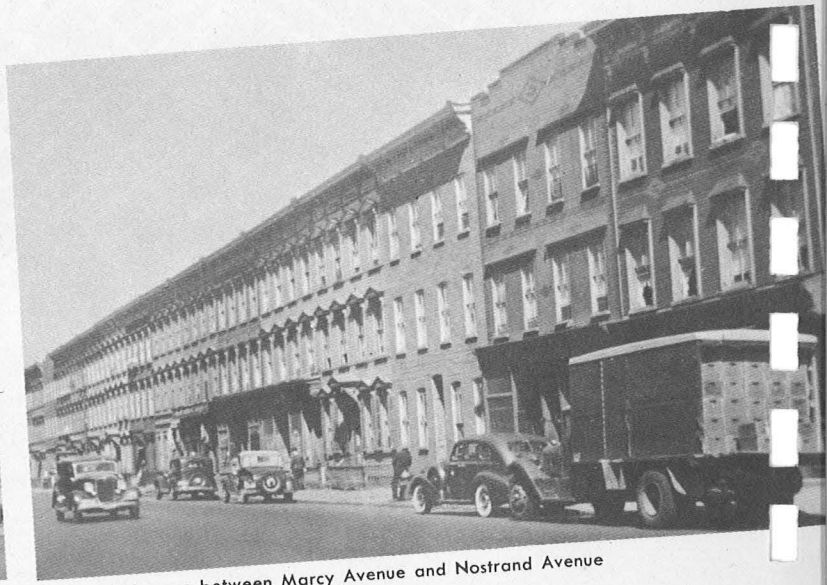
Williamsburg



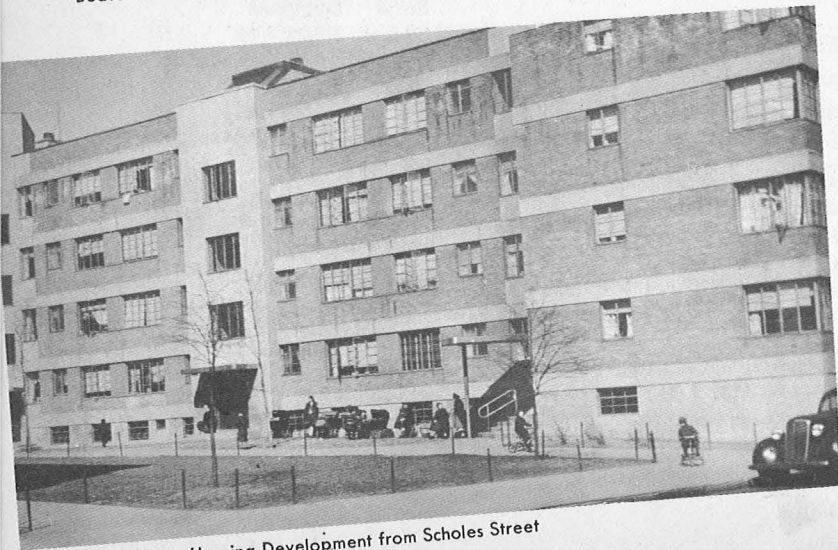
Corner of Havemeyer Street and South 2nd Street



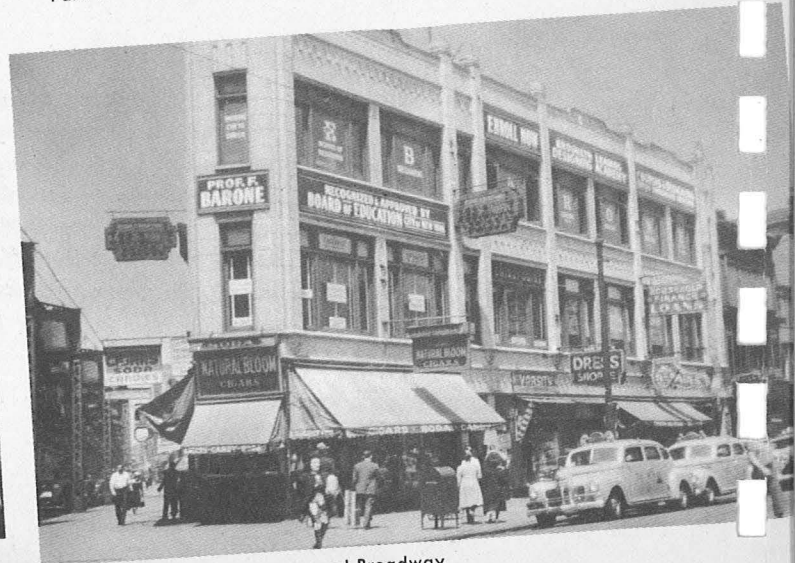
Bedford Avenue between Rodney and Ross Streets



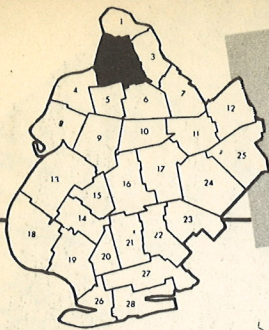
Park Avenue between Marcy Avenue and Nostrand Avenue



Williamsburg Housing Development from Scholes Street

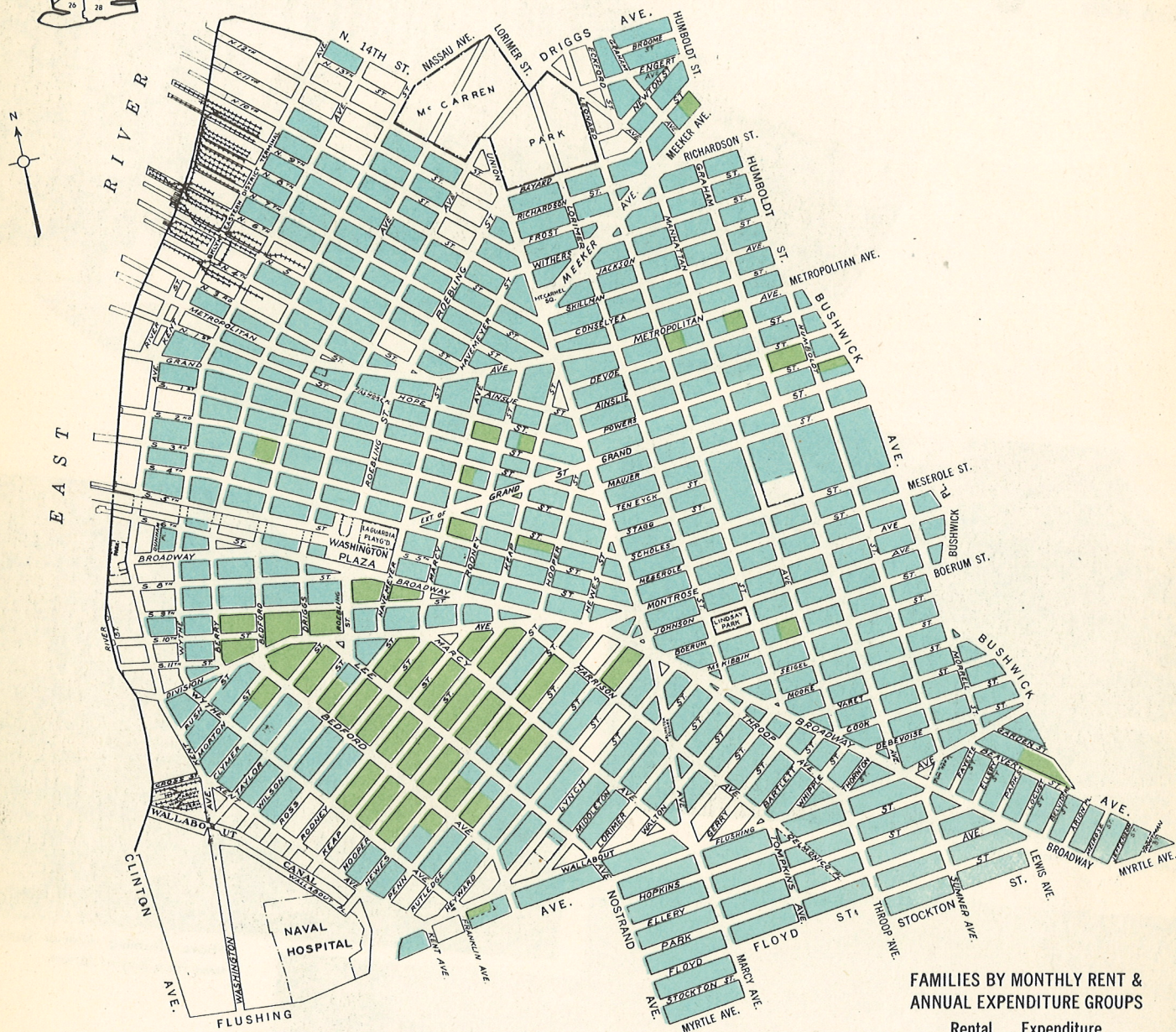


Corner of Graham Avenue and Broadway



# NEW YORK CITY MARKET ANALYSIS

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Williamsburg is one of Brooklyn's oldest sections and one of the most populous. For the most part it is filled with tenements, particularly in the northern area. Below the Plaza there is a somewhat better residential section. Broadway is the principal general business thoroughfare but fairly large neighborhood trading centers have developed on Grand Street and Division, Bedford, Union and Driggs Avenues. In the eastern section at Scholes Street, there is a tremendous Federal Housing project which has substituted clean modern apartment buildings for several blocks of bad tenements. The waterfront and the northern boundary are industrial.

**POPULATION** . . . . . 179,764  
(larger than Fort Worth, Tex.)

Native white . . . . . 114,598  
Foreign-born white . . . . . 61,488  
Negro . . . . . 3,298  
Other races . . . . . 380

*Scattered Italians, Russian and Polish Jews comprise three-quarters of the foreign-born; Negroes in the south-east corner.*

**FAMILIES** . . . . . 47,825  
—owner families . . . . . 4,428  
—tenant families . . . . . 43,397

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

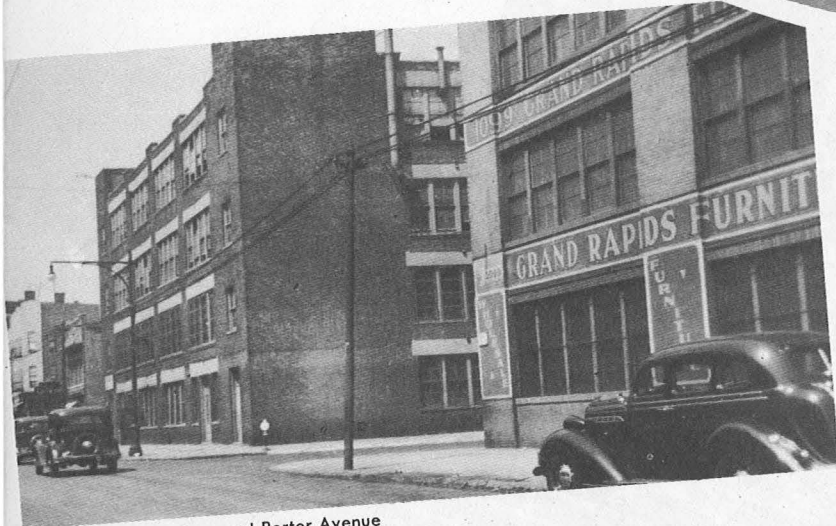
Rental	Expenditure	
\$150 & up	\$10,000 & up	87
100-149	6,000-9,999	163
75- 99	4,500-5,999	294
50- 74	3,000-4,499	1,264
30- 49	1,800-2,999	13,042
40- 49	2,400-2,999	2,686
30- 39	1,800-2,399	10,356
Under 30	Under 1,800	31,599
Unknown		1,376
Median family expenditure		\$1,529
Average family expenditure		\$1,666
<b>RESIDENTIAL STRUCTURES</b>		11,342
—one-family houses		1,267
—two-family houses		2,231
—three-or-more-family houses		7,844

# BROOKLYN 3

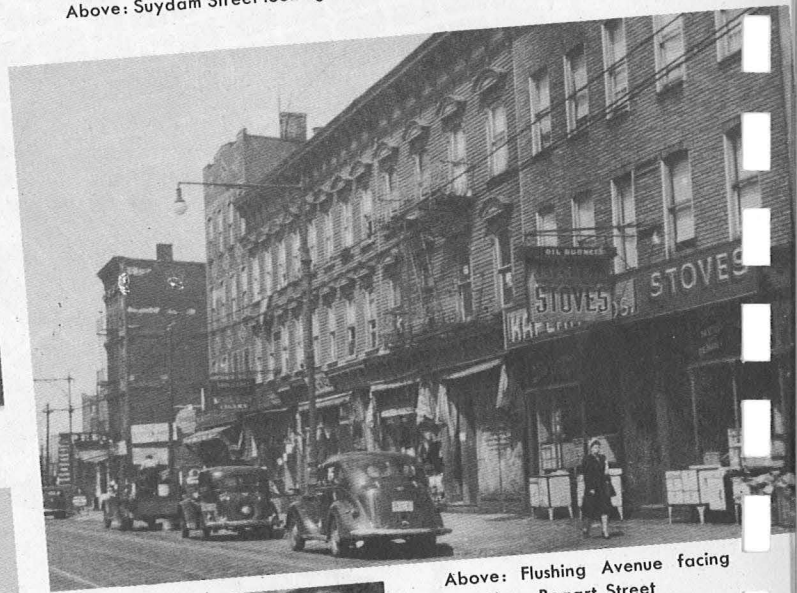
English Kills



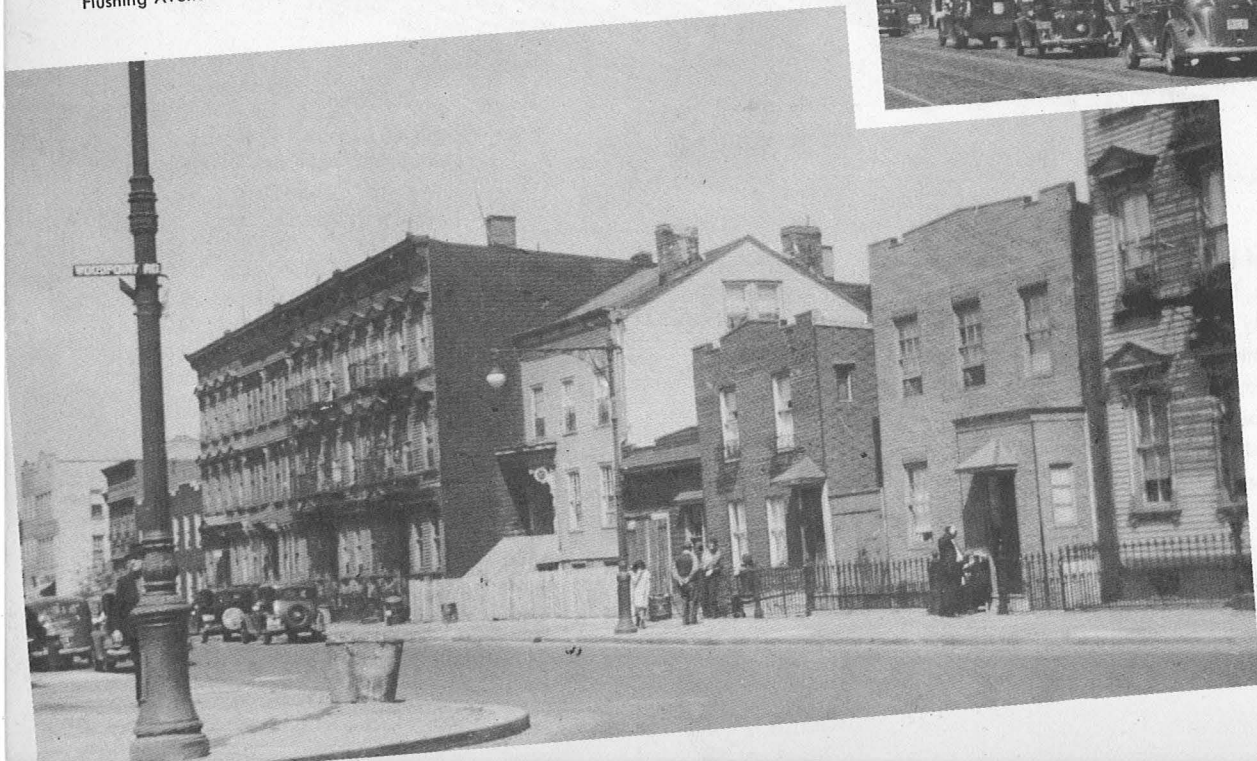
Above: Suydam Street looking south from St. Nicholas Avenue



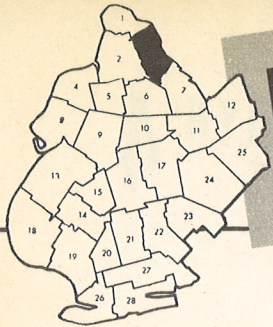
Flushing Avenue and Porter Avenue



Above: Flushing Avenue facing west from Bogart Street

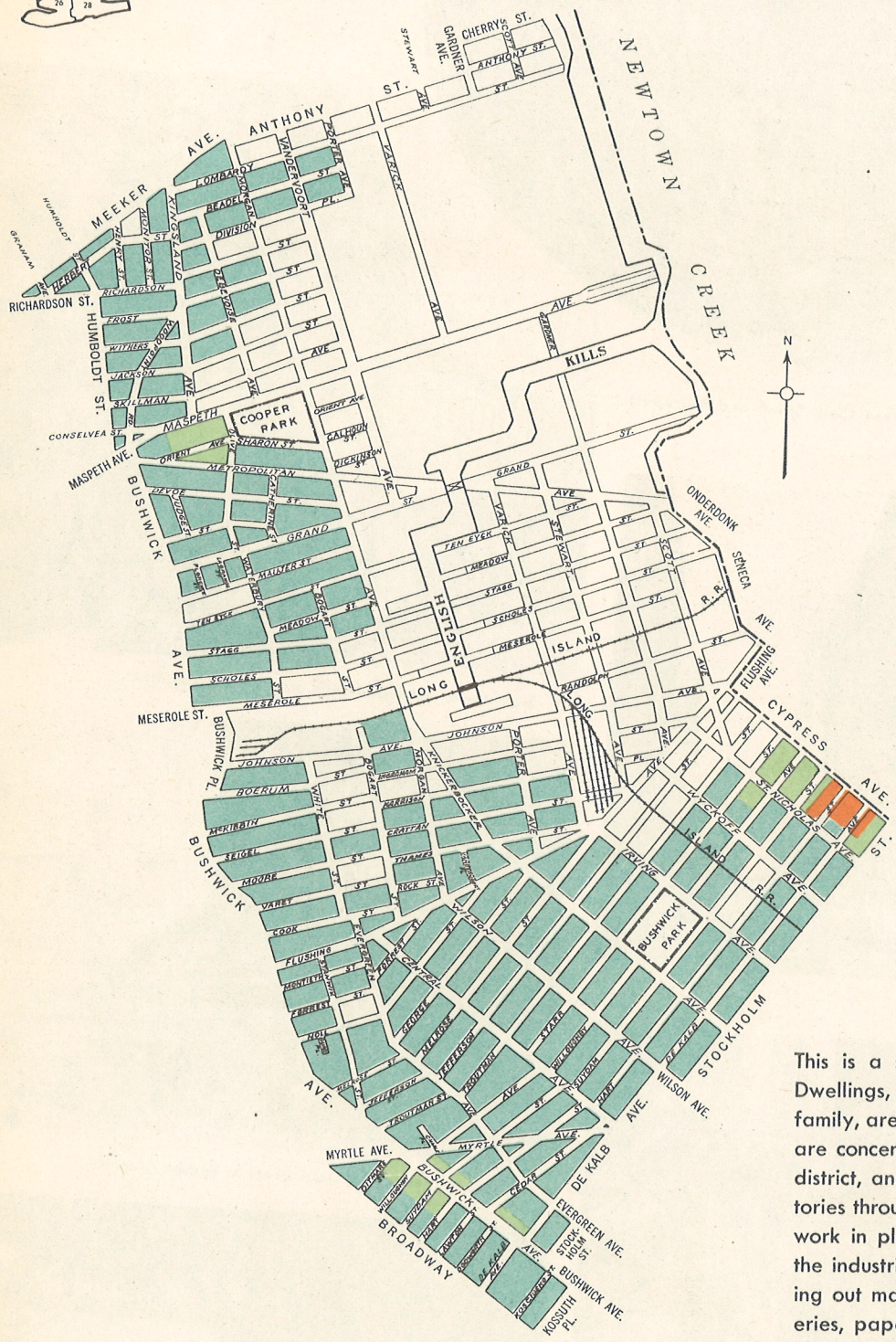


Left: Frost Street looking from Woodpoint Road toward Humboldt Street



# NEW YORK CITY MARKET ANALYSIS

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**POPULATION** 62,622  
*(larger than Wheeling, W.Va.)*

Native white	43,768
Foreign-born white	17,563
Negro	1,249
Other races	42

*Italians, two-thirds of the foreign-born, are concentrated in the south; Negroes in the neighborhood of White Street.*

<b>FAMILIES</b>	16,851
—owner families	2,090
—tenant families	14,761

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	21
100-149	6,000-9,999	53
75- 99	4,500-5,999	95
50- 74	3,000-4,499	371
30- 49	1,800-2,999	1,915
40- 49	2,400-2,999	452
30- 39	1,800-2,399	1,463
Under 30	Under 1,800	14,078
Unknown		318

Median family expenditure	\$1,301
Average family expenditure	\$1,443

**RESIDENTIAL STRUCTURES** 4,350

—one-family houses	617
—two-family houses	831
—three-or-more-family houses	2,902

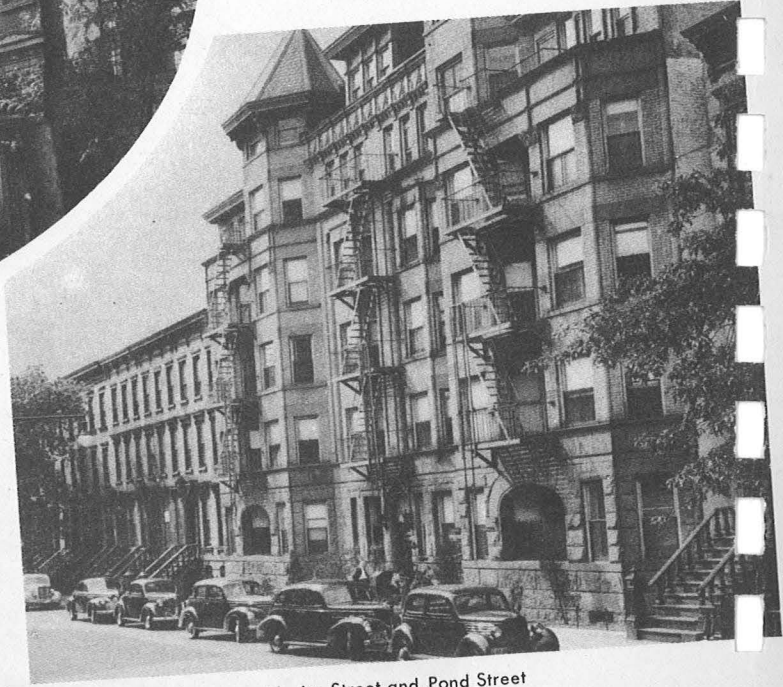
This is a small-industry and tenement district. Dwellings, one and two-family as well as multi-family, are old and in the low rental group. They are concentrated in the southern portion of the district, and are also scattered among the factories throughout the area. Most of the residents work in plants in the district. For two decades the industrial development has increased, pushing out many residents. Industry includes breweries, paper box companies, machine and iron works, lithographers, laundries, auto wreckers, and junk shops. Retail shopping is concentrated in the south and southeast along nearly all the avenues, with a special concentration of stores on Knickerbocker Avenue.

# BROOKLYN 4

Brooklyn Heights



Columbia Heights between Clark Street and Pierrepont Street



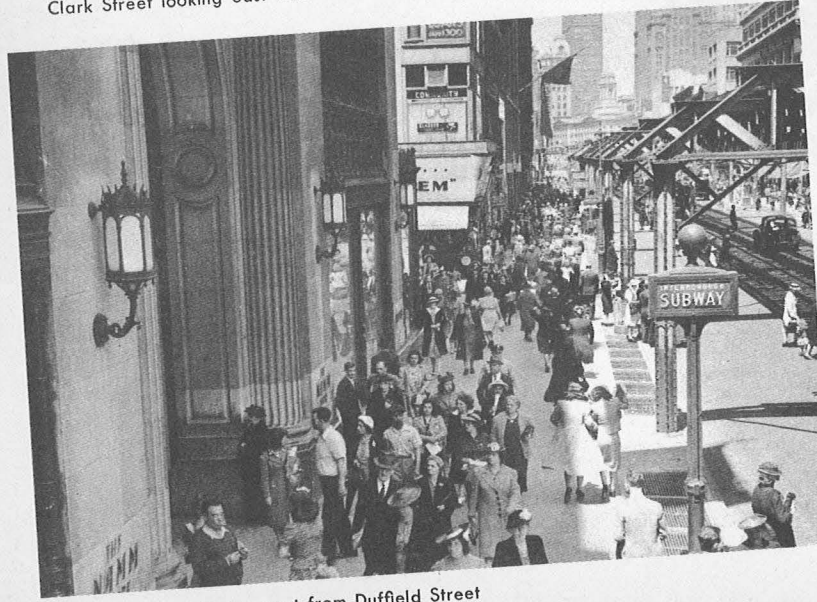
State Street between Nevins Street and Pond Street



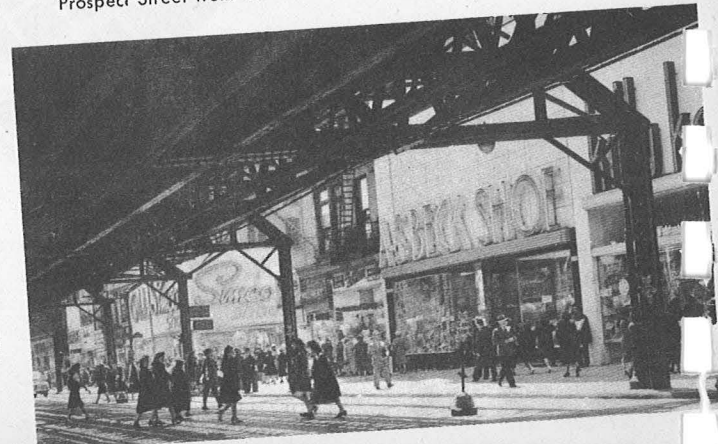
Clark Street looking east from Willow Street



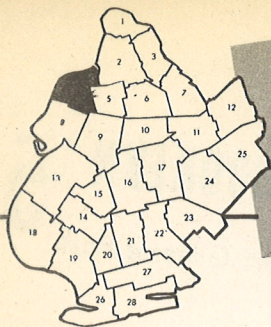
Prospect Street from Gold Street to Hudson Avenue



Fulton Street facing west from Duffield Street



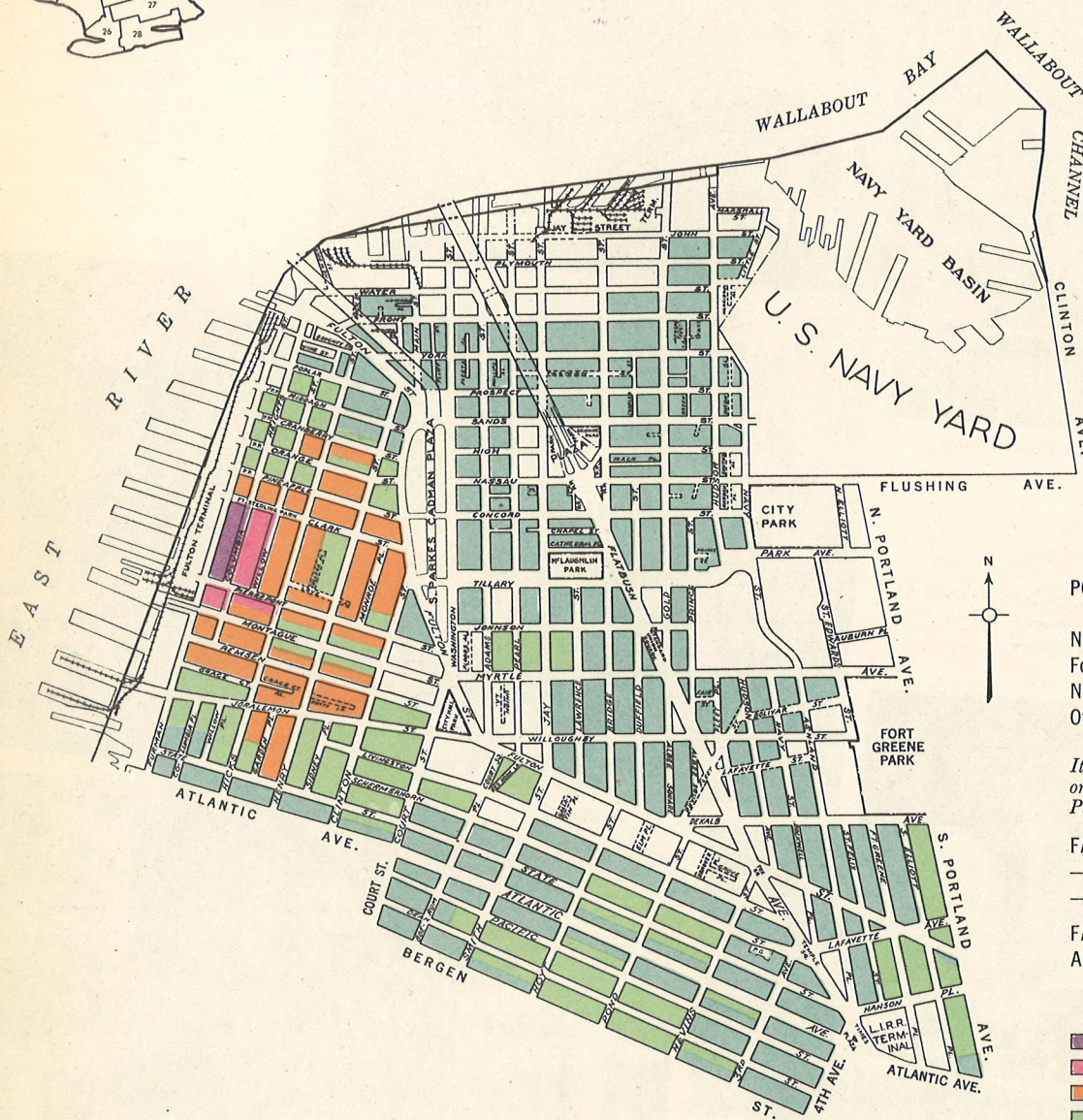
Fulton Street east from Duffield Street



# NEW YORK CITY MARKET ANALYSIS

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## Brooklyn Heights



POPULATION . . . . .	63,133
<i>(larger than Covington, Ky.)</i>	
Native white . . . . .	43,982
Foreign-born white . . . . .	13,596
Negro . . . . .	4,635
Other races . . . . .	920

*A third of the foreign-born are Italians; balance of mixed European origin. Negroes in the Fort Greene Park area.*

FAMILIES . . . . .	17,305
—owner families . . . . .	1,570
—tenant families . . . . .	15,735

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	426
100-149	6,000-9,999	585
75- 99	4,500-5,999	973
50- 74	3,000-4,499	2,412
30- 49	1,800-2,999	4,191
40- 49	2,400-2,999	1,650
30- 39	1,800-2,399	2,541
Under 30	Under 1,800	7,926
Unknown		792

Median family expenditure . . .	\$1,878
Average family expenditure . . .	\$2,600

RESIDENTIAL STRUCTURES . . . . .	5,205
—one-family houses . . . . .	1,462
—two-family houses . . . . .	767
—three-or-more-family houses . . .	2,976

There is a little of everything in Brooklyn Heights. The heart of downtown Brooklyn is here—office buildings, department stores, first-run movie houses, hotels. To the north, near the waterfront, there is considerable manufacturing. The U. S. Navy Yard in the northeast has attracted thousands of workers. To the west is the old Brooklyn Heights, still a high income neighborhood with high type apartments, private houses and apartment hotels. Retail outlets serving this section are of the highest type.



# BROOKLYN 5

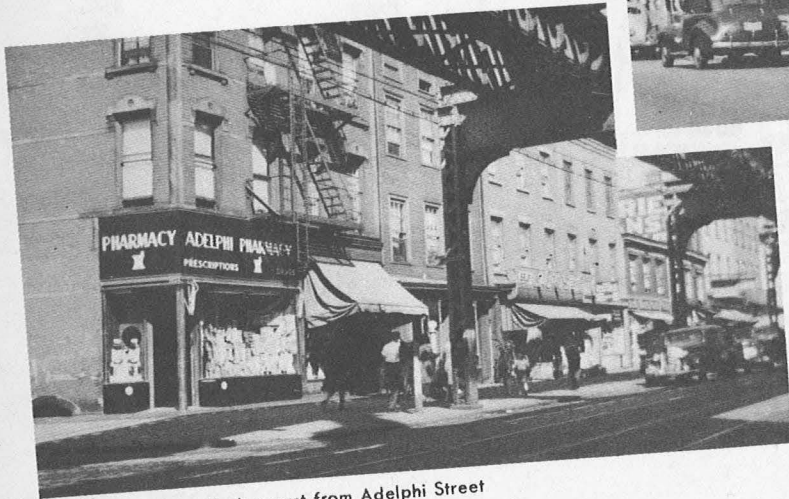
Fort Greene Park



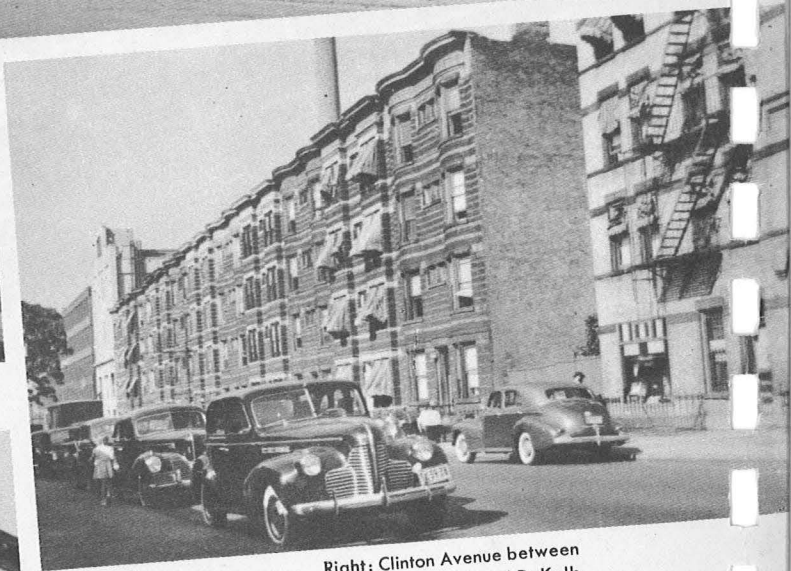
Above: Washington Avenue looking north from Gates Avenue



Above: Classon Avenue at DeKalb Avenue facing Wiloughby Avenue



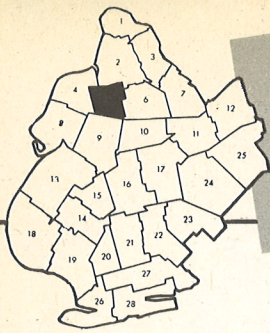
Myrtle Avenue facing east from Adelphi Street



Right: Clinton Avenue between Lafayette Avenue and DeKalb Avenue



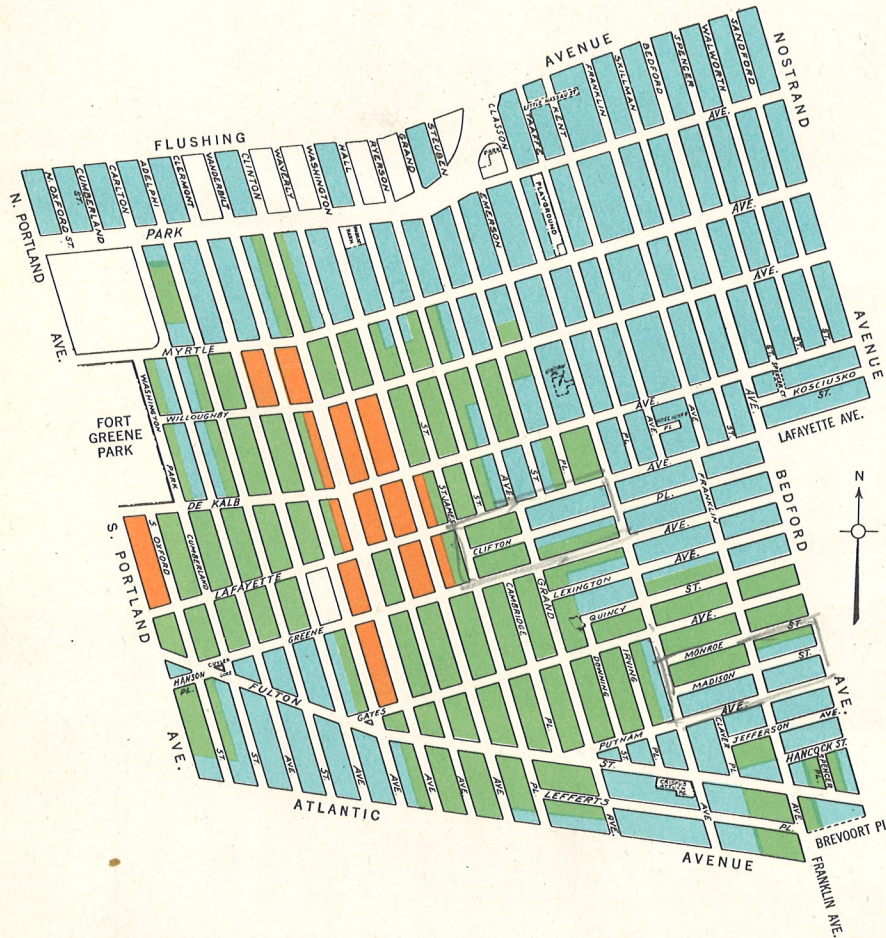
Left: DeKalb Avenue looking east from Clermont Avenue



# NEW YORK CITY MARKET ANALYSIS

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## Fort Greene Park



POPULATION	71,986
<i>(larger than Troy, N. Y.)</i>	
Native white	46,377
Foreign-born white	12,782
Negro	12,714
Other races	113

*Italians, to the north, comprise the majority of the foreign-born. Negroes in the southern half, predominant along Fulton Street.*

FAMILIES	19,852
—owner families	3,462
—tenant families	16,390

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	150
100-149	6,000-9,999	427
75- 99	4,500-5,999	864
50- 74	3,000-4,499	2,077
30- 49	1,800-2,999	5,882
40- 49	2,400-2,999	1,934
30- 39	1,800-2,399	3,948
Under 30	Under 1,800	9,490
Unknown		962

Median family expenditure	\$1,795
Average family expenditure	\$2,278

RESIDENTIAL STRUCTURES	7,647
—one-family houses	2,354
—two-family houses	1,886
—three-or-more-family houses	3,407

At one time Fort Greene Park was an attractive residential area, and it still bears traces of its past. In the central portion, there are still fine homes and apartments but they are gradually giving way as the number of rooming houses and converted two and three-family houses grows. One large housing project and a portion of another (on the boundary adjoining District 4) lie within the district. Myrtle and DeKalb Avenues and Fulton Street are important for shopping. Warehousing and secondary manufacturing occupy the northern part of the district.

# BROOKLYN 6

Stuyvesant



Above: Greene Avenue at Patchen Avenue facing Reid Avenue



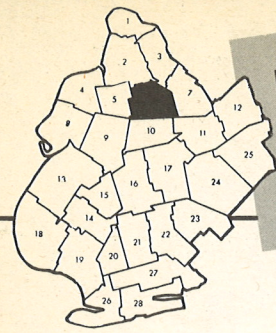
Above: Nostrand Avenue looking north from Macon Street



Above: West on Gates Avenue from Patchen Avenue

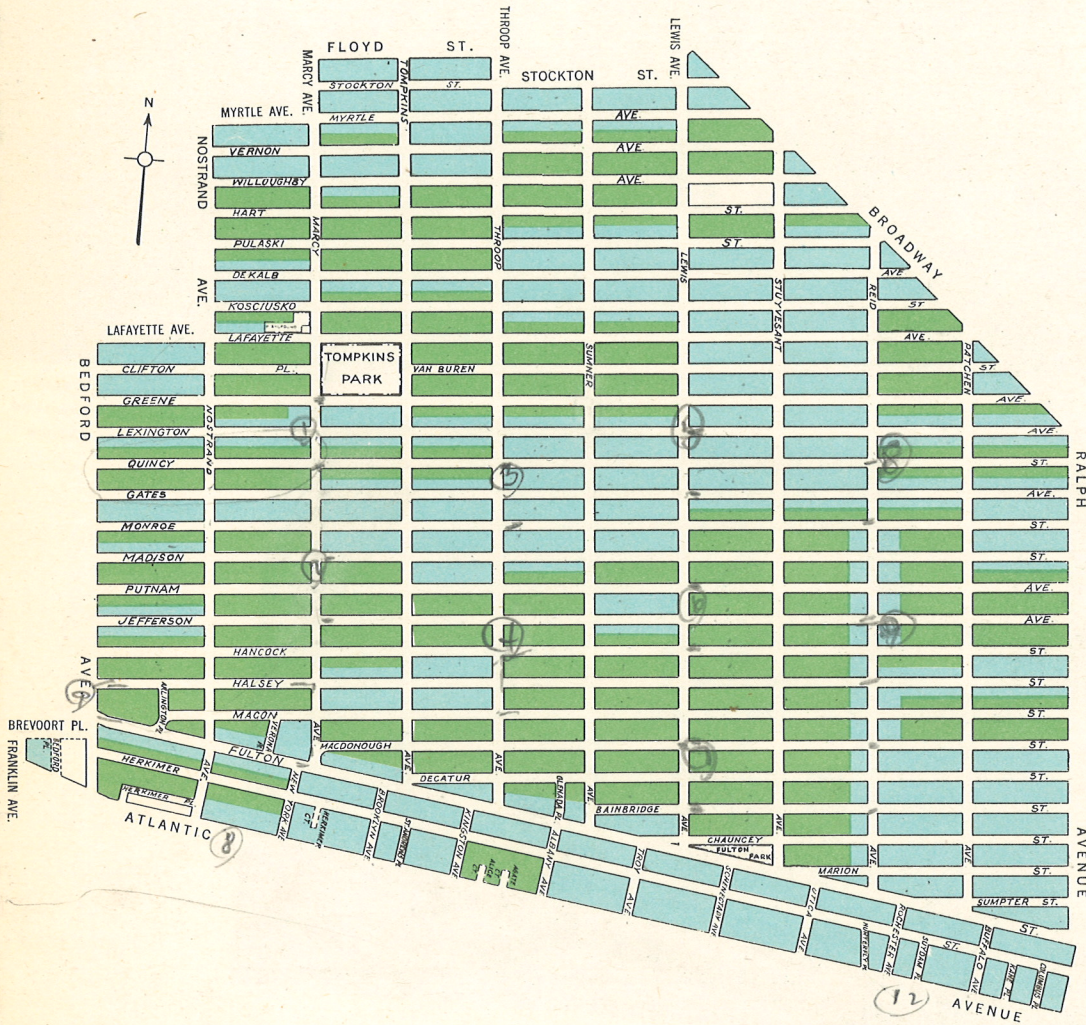


Left: Lewis Avenue and Quincy Street



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POPULATION	149,647
	(larger than Tulsa, Okla.)
Native white	72,034
Foreign-born white	28,889
Negro	48,531
Other races	193

*Negroes are concentrated to the south, along Fulton Street. Russian Jews and Italians lead the mixed list of foreign-born.*

FAMILIES	40,368
—owner families	7,034
—tenant families	33,334

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	46
100-149	6,000-9,999	181
75-99	4,500-5,999	563
50-74	3,000-4,499	2,618
30-49	1,800-2,999	17,247
40-49	2,400-2,999	4,066
30-39	1,800-2,399	13,181
Under 30	Under 1,800	18,349
Unknown		1,364

Median family expenditure	\$1,852
Average family expenditure	\$2,003

RESIDENTIAL STRUCTURES	14,810
—one-family houses	3,520
—two-family houses	4,508
—three-or-more-family houses	6,782

This is chiefly a residential district, with dwellings of the brownstone front type predominating. It contains a large Negro colony and many foreign-born. There are many densely populated districts in Brooklyn, but few of them crowd in so many people per square mile as Stuyvesant. Fulton Street and Nostrand Avenue are the chief retail centers, but

Marcy, De Kalb, and Gates Avenues are important too. Some miscellaneous manufacturing is found along Atlantic Avenue, the southern boundary. There is also some light industry on Myrtle Avenue. Although there are few rentals over \$40, the size of the district makes it a strong neighborhood market.

# BROOKLYN 7

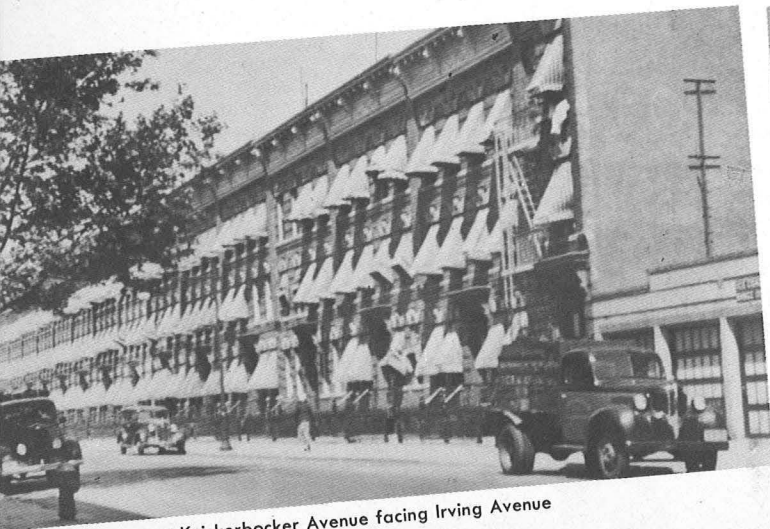
Bushwick



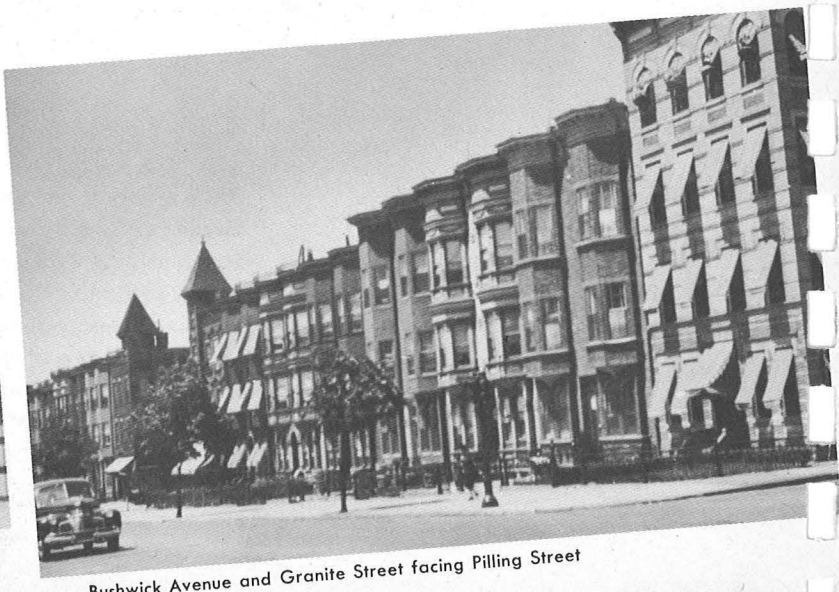
Above: Covert Street between Wilson Avenue and Knickerbocker Avenue



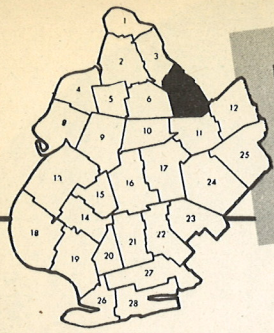
Broadway looking south from Halsey Street



Putnam Avenue at Knickerbocker Avenue facing Irving Avenue

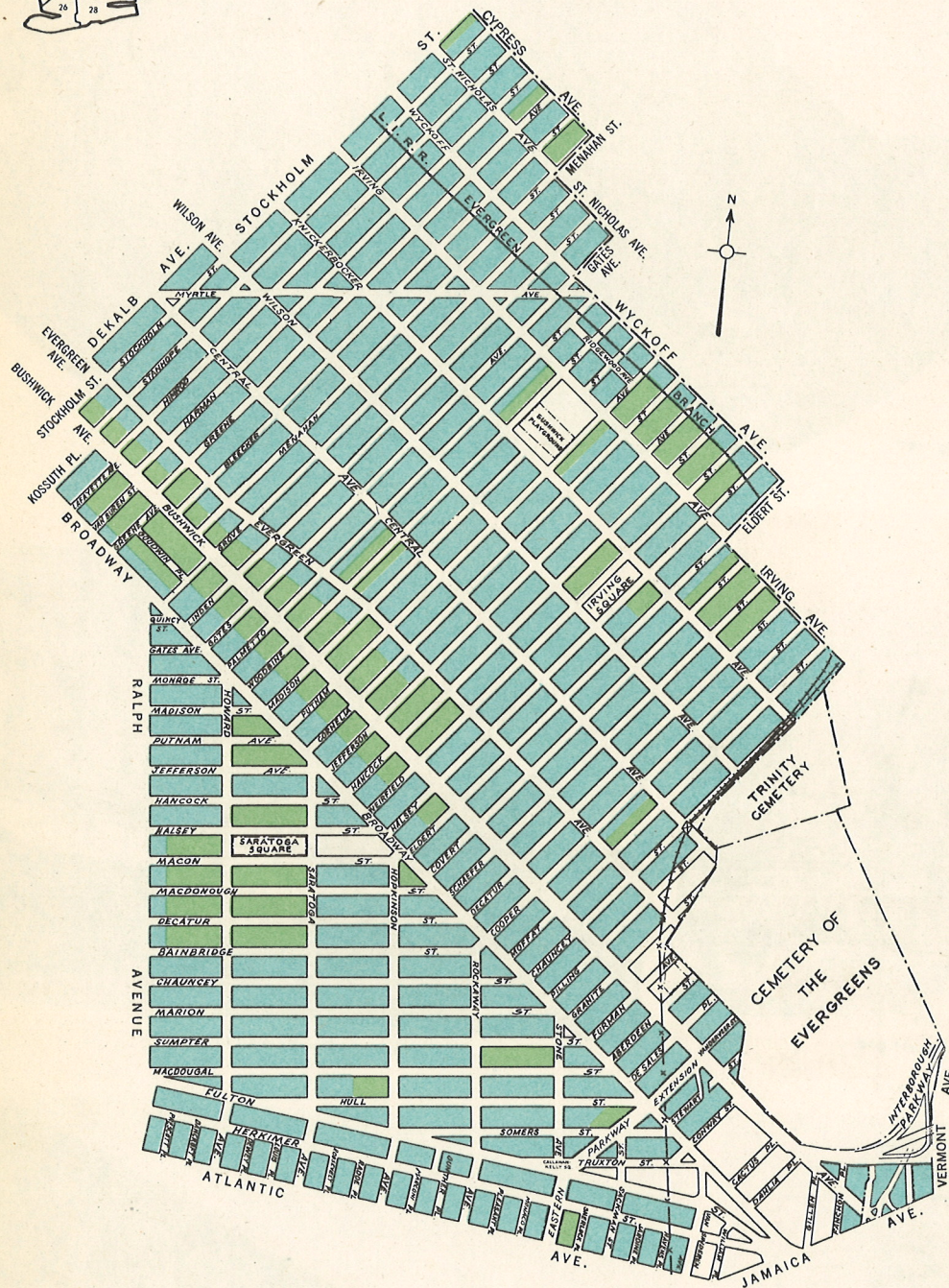


Bushwick Avenue and Granite Street facing Pilling Street



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**POPULATION** . . . . . 140,282  
*(larger than Paterson, N. J.)*  
 Native white . . . . . 105,708  
 Foreign-born white . . . . . 32,135  
 Negro . . . . . 2,367  
 Other races . . . . . 72  
*Foreign-born are scattered; half are  
 Italians, with Germans numerous.  
 Negroes in the southwest corner.*

**FAMILIES** . . . . . 40,087  
 —owner families . . . . . 7,213  
 —tenant families . . . . . 32,874

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	53
100-149	6,000-9,999	182
75-99	4,500-5,999	364
50-74	3,000-4,499	1,503
30-49	1,800-2,999	11,475
40-49	2,400-2,999	2,727
30-39	1,800-2,399	8,748
Under 30	Under 1,800	24,915
Unknown		1,595

Median family expenditure . . . \$1,592  
 Average family expenditure . . . \$1,799

**RESIDENTIAL STRUCTURES** . . . 12,959  
 —one-family houses . . . . . 1,809  
 —two-family houses . . . . . 4,393  
 —three-or-more-family houses . . . 6,757

The Bushwick district is densely populated and, as a whole, is fairly uniform in appearance with three-story frame houses and many brownstone fronts. There are industrial plants all along the railroad in the north. The southeast portion has large trolley car and train yards. There are

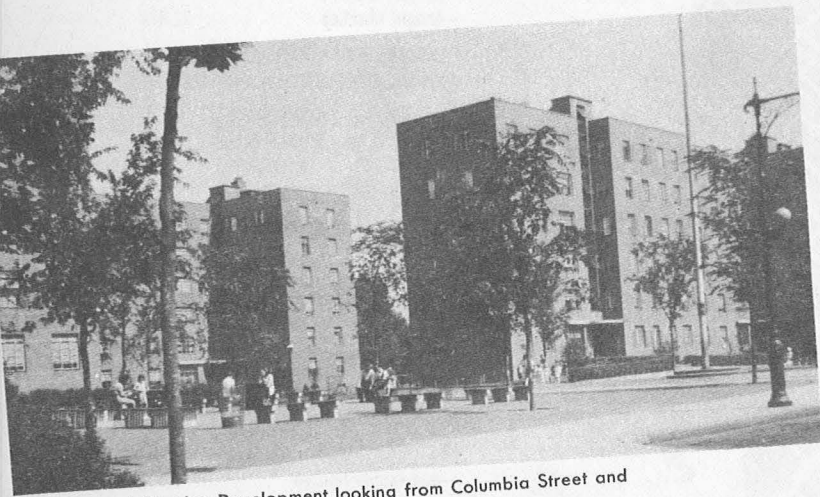
many retail stores throughout the district. Broadway is the main thoroughfare and is lined with retail outlets. Fulton Street, Wilson, and Knickerbocker Avenues also have retail stores. The entrance to the Interboro Parkway is located in Bushwick.

# BROOKLYN 8

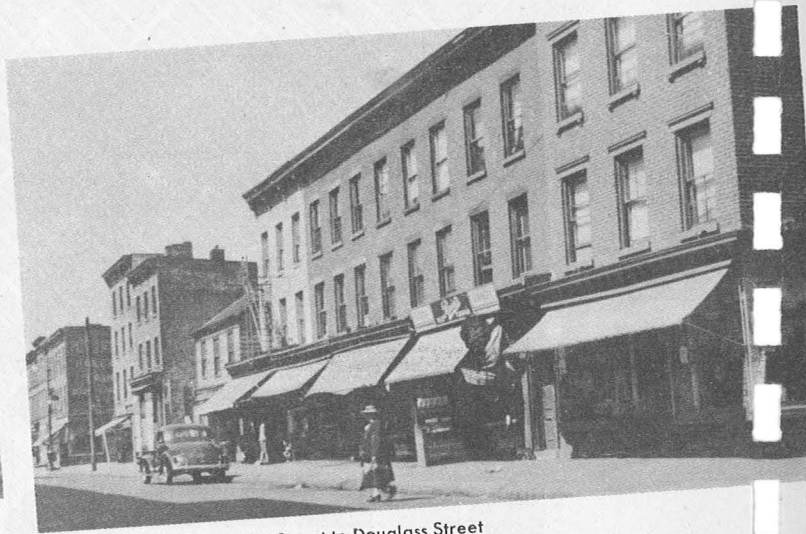
South Brooklyn



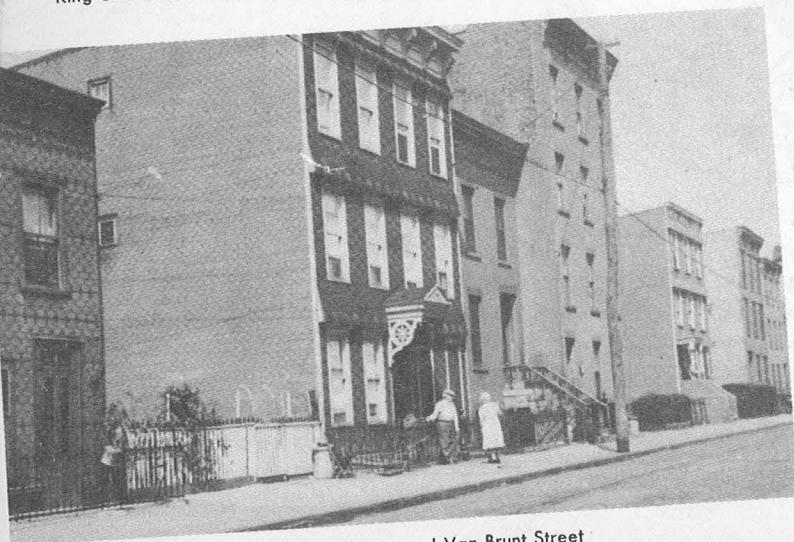
Right: Sackett Street looking west from Court Street



Red Hook Housing Development looking from Columbia Street and King Street



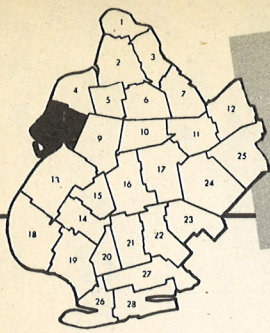
Hoyt Street from Butler Street to Douglass Street



Dikeman Street between Richards Street and Van Brunt Street



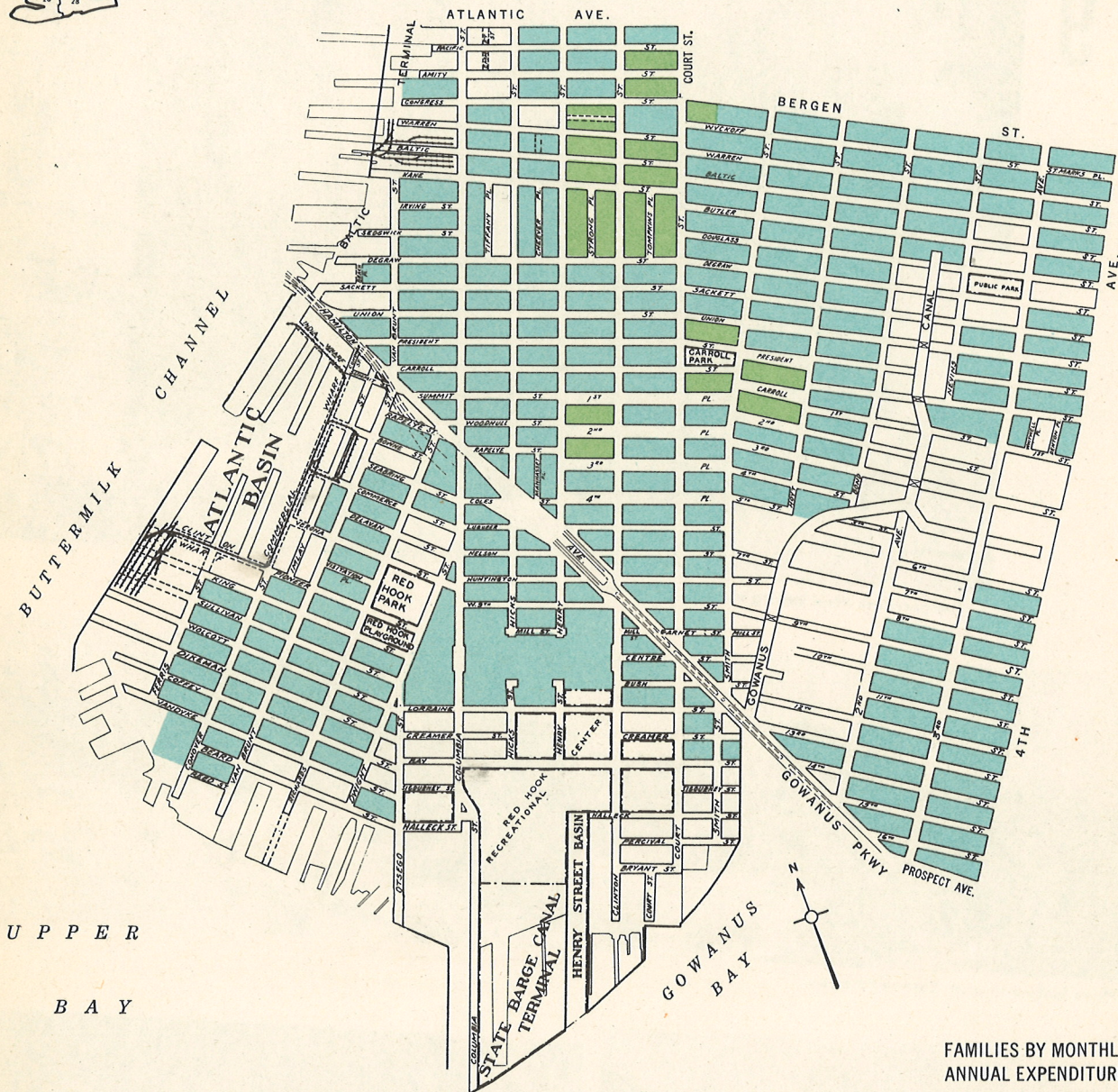
3rd Street looking west from Hoyt Street



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## South Brooklyn



U P P E R  
 B A Y

Like most Brooklyn waterfront neighborhoods, South Brooklyn is crowded with docks, warehouses, terminals, and factories. Here is done much of the work that makes New York a great marine center. Red Hook has been vastly improved. The families of stevedores and factory workers comprise most of the population. Greatest improvement in the area is the big Red Hook housing development, which contains 2,545 apartments. Gowanus Parkway also has helped the appearance of the district. Important business streets are Hamilton Avenue and Columbia Court, Hicks and Smith Streets. Buttermilk Channel separates Governors Island from this district.

POPULATION . . . . .	99,766
<i>(larger than Lynn, Mass.)</i>	
Native white . . . . .	69,852
Foreign-born white . . . . .	27,219
Negro . . . . .	2,444
Other races . . . . .	251
<i>Italians, two-thirds of the foreign-born, are dispersed through the district. Negroes in the Bergen Street area.</i>	
FAMILIES . . . . .	25,171
—owner families . . . . .	3,592
—tenant families . . . . .	21,579

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS		
Rental	Expenditure	
\$150 & up	\$10,000 & up	34
100-149	6,000-9,999	96
75- 99	4,500-5,999	256
50- 74	3,000-4,499	636
30- 49	1,800-2,999	4,411
40- 49	2,400-2,999	893
30- 39	1,800-2,399	3,518
Under 30	Under 1,800	18,980
Unknown		758
Median family expenditure . . . . .		\$1,387
Average family expenditure . . . . .		\$1,569
RESIDENTIAL STRUCTURES . . . . . 8,428		
—one-family houses . . . . .		1,386
—two-family houses . . . . .		1,784
—three-or-more-family houses . . . . .		5,258

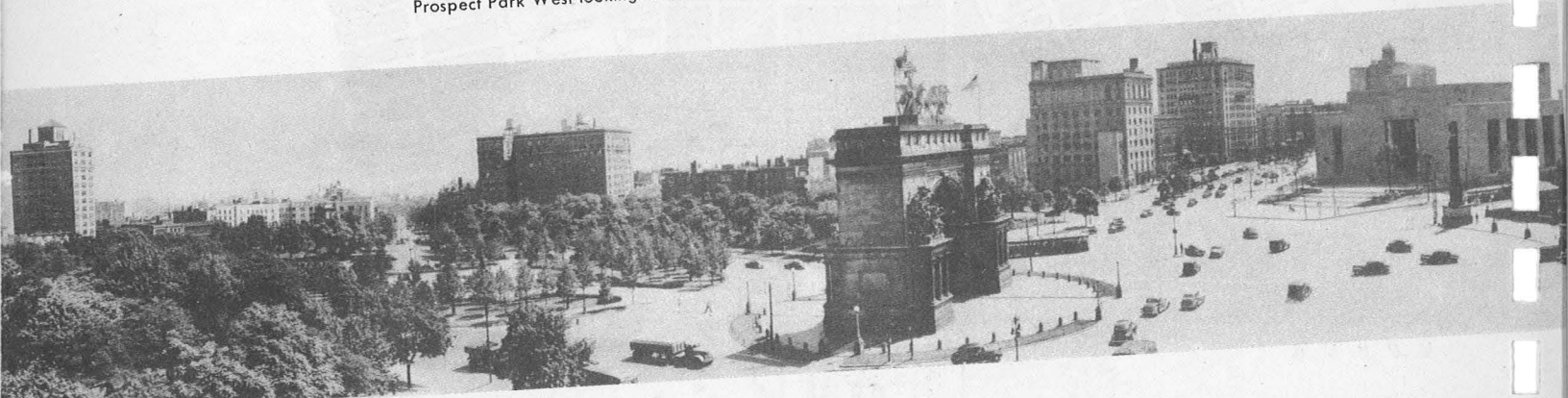


# BROOKLYN 9

Park Slope



Prospect Park West looking south from President Street



Panorama of Grand Army Plaza looking toward Eastern Parkway



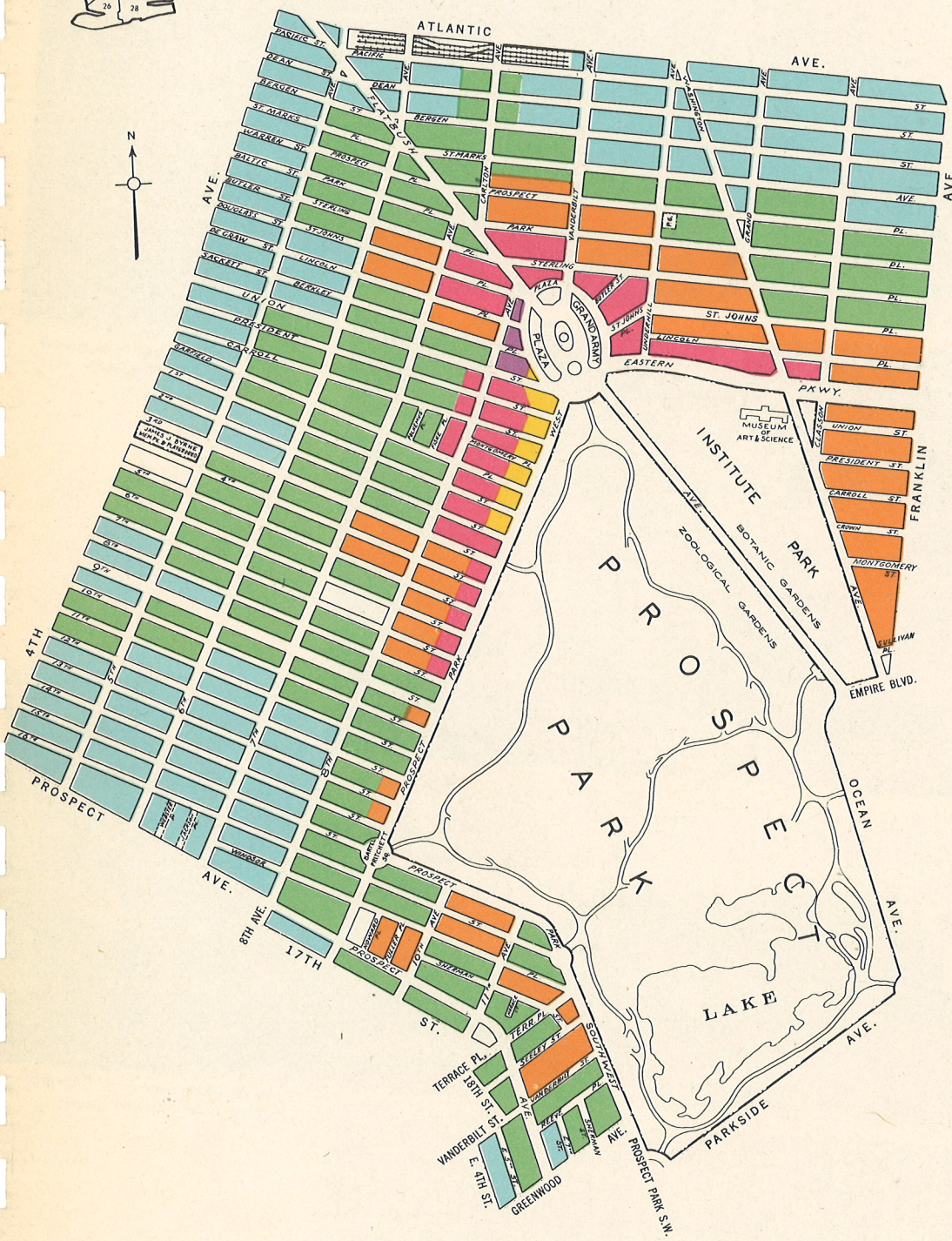
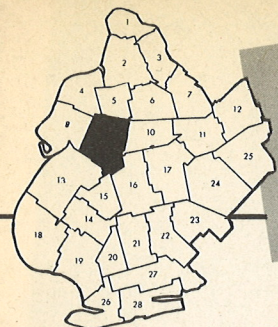
7th Avenue at Union Street looking south



5th Street between 8th Avenue and 7th Avenue

**NEW YORK CITY  
MARKET ANALYSIS**

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



**POPULATION** . . . . . 141,670  
*(larger than Scranton, Pa.)*

Native white . . . . . 103,663  
Foreign-born white . . . . . 35,232  
Negro . . . . . 2,662  
Other races . . . . . 113

*Negroes are in the northeastern corner; numerous Italians to the west, balance of the foreign-born scattered.*

**FAMILIES** . . . . . 37,957  
—owner families . . . . . 5,933  
—tenant families . . . . . 32,024

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
Yellow	\$150 & up	\$10,000 & up 571
Purple	100-149	6,000-9,999 1,332
Pink	75- 99	4,500-5,999 2,039
Orange	50- 74	3,000-4,499 5,531
Green	30- 49	1,800-2,999 15,175
	40- 49	2,400-2,999 6,192
	30- 39	1,800-2,399 8,983
Light Blue	Under 30	Under 1,800 11,890
	Unknown	1,419

Median family expenditure . . \$2,226  
Average family expenditure . . \$2,721

**RESIDENTIAL STRUCTURES** . . 11,365

—one-family houses . . . . . 3,370  
—two-family houses . . . . . 2,762  
—three-or-more-family houses . . 5,233

The heart of this district, along Prospect Park and the Plaza, is the traditional old Brooklyn, with fine private homes and apartment buildings. Incomes here are high but, receding from the Park, purchasing power drops markedly. This

district is one of the best in the city for chain grocery stores, although most of them are the smaller service units. Flatbush, Fifth, and Seventh Avenues are the leading business streets.

# BROOKLYN 10

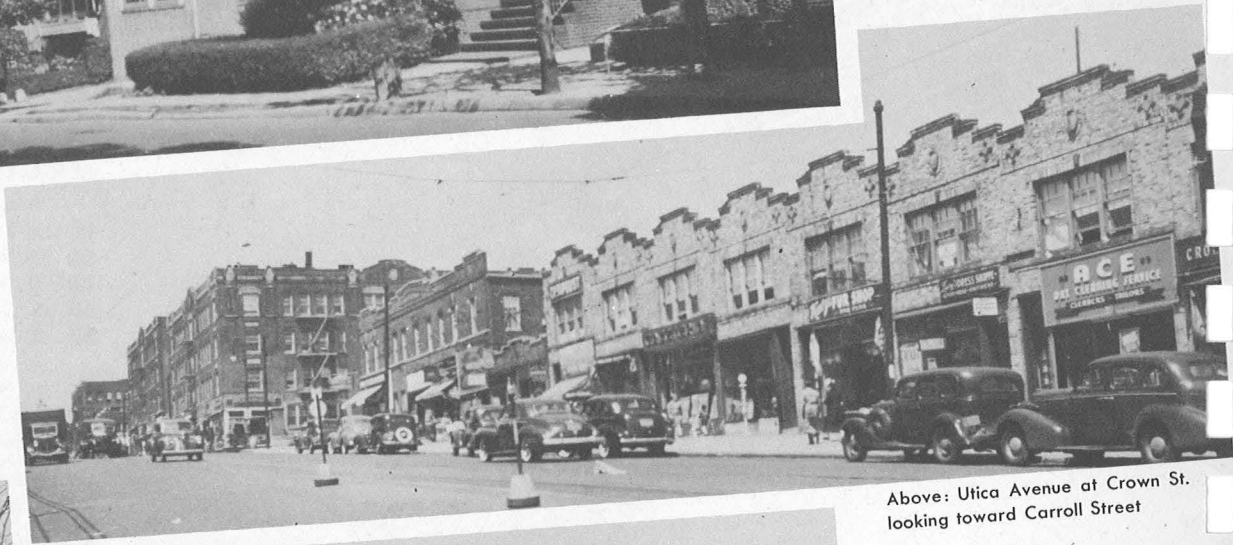
Eastern Parkway



Above: President Street at Rochester Avenue facing Utica Avenue



Above: Sullivan Place off Rogers Avenue looking toward Bedford Avenue



Above: Utica Avenue at Crown St. looking toward Carroll Street

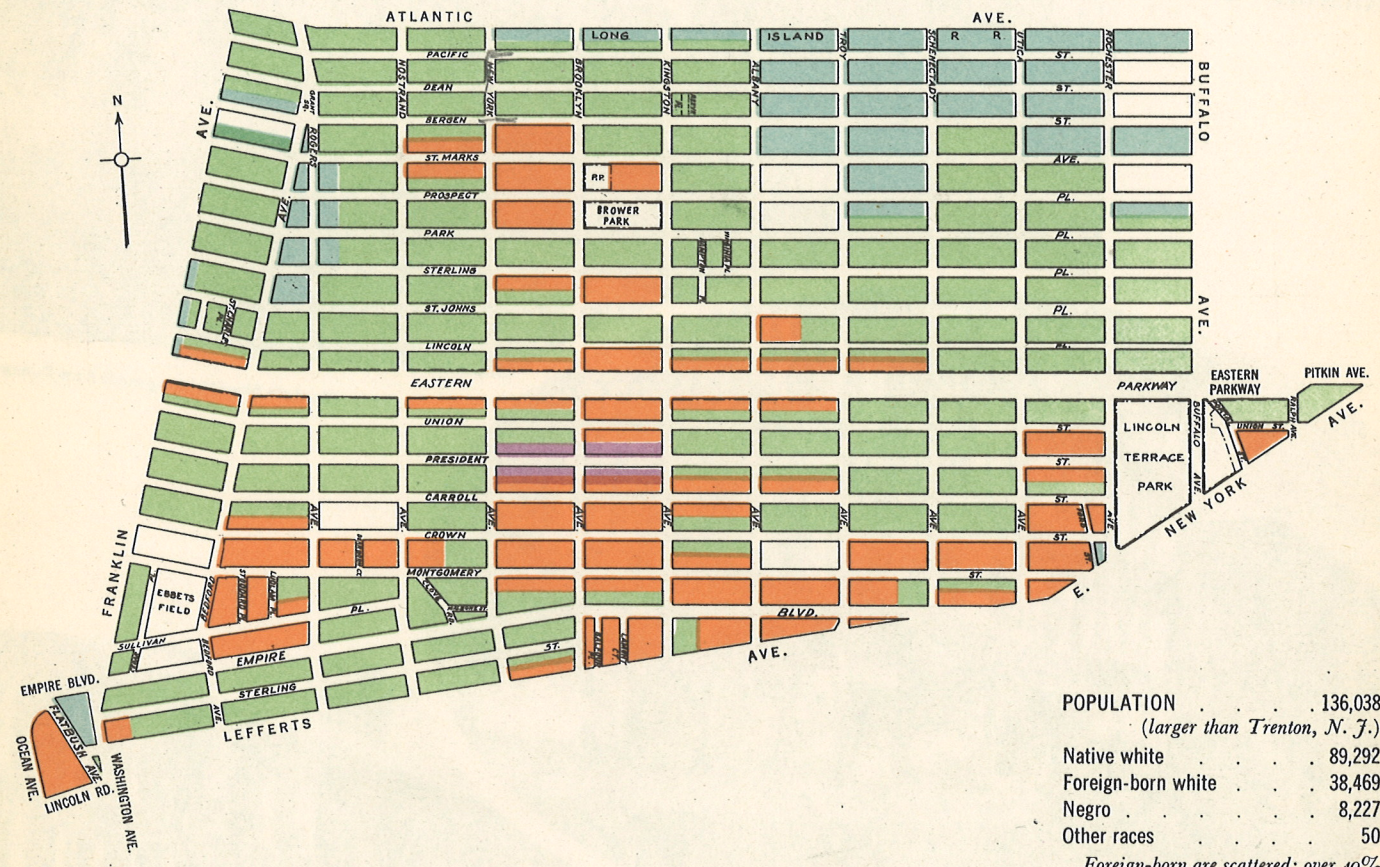
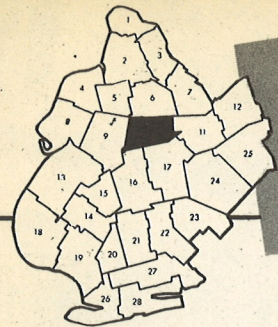


Left: Crown Street between New York Avenue and Brooklyn Avenue

# Eastern Parkway

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## NEW YORK CITY MARKET ANALYSIS



POPULATION . . . . .	136,038
<i>(larger than Trenton, N. J.)</i>	
Native white . . . . .	89,292
Foreign-born white . . . . .	38,469
Negro . . . . .	8,227
Other races . . . . .	50

*Foreign-born are scattered; over 40% are Russian Jews; Polish and Austrian Jews, Irish and Italians are also numerous. Negroes along the northern border.*

FAMILIES . . . . .	37,792
—owner families . . . . .	4,592
—tenant families . . . . .	33,200

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	329
100-149	6,000-9,999	1,030
75- 99	4,500-5,999	2,311
50- 74	3,000-4,499	9,366
30- 49	1,800-2,999	19,696
40- 49	2,400-2,999	10,535
30- 39	1,800-2,399	9,161
Under 30	Under 1,800	3,973
Unknown		1,087

Median family expenditure	\$2,697
Average family expenditure	\$3,019

RESIDENTIAL STRUCTURES . . . . .	9,204
—one-family houses . . . . .	2,946
—two-family houses . . . . .	3,178
—three-or-more-family houses . . . . .	3,080

Eastern Parkway is a good residential neighborhood with many tree-lined streets. There are numerous good apartment houses and, in a few areas, such as St. Marks Avenue and President Street, large private homes still remain. Population increased nearly 10 per cent in the decade ending in 1940 with an addition of more than 10,000 persons. The bulk of the families are in the middle-income group. There are some with lower incomes, particularly in the north of the area, adjacent to the Long Island Railroad. The Negro population of the district is concentrated in this section.

# BROOKLYN 11

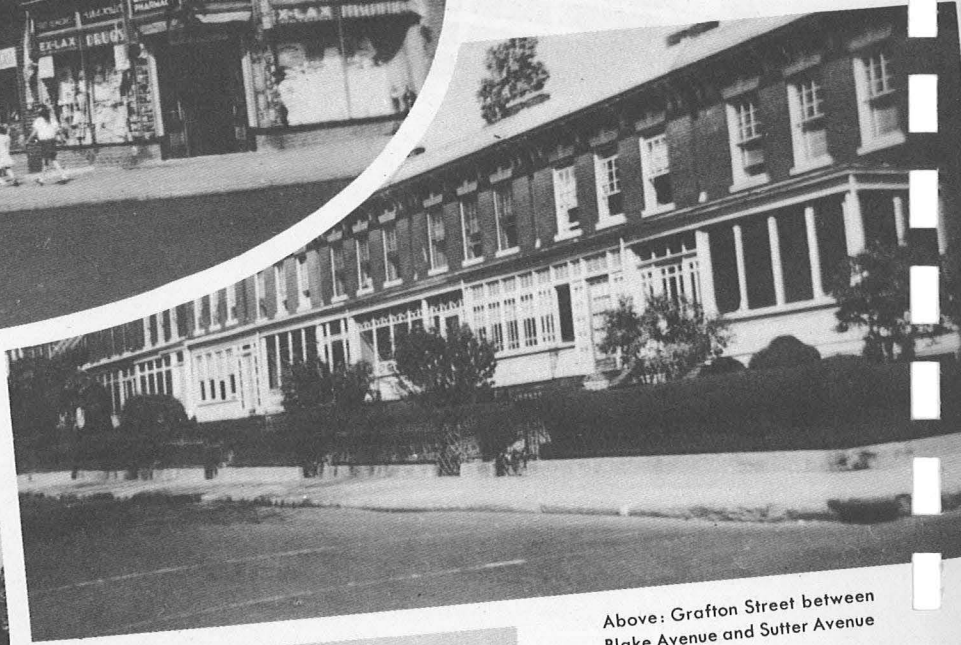
Brownsville



Above: Hinsdale Street looking north from Dumont Avenue



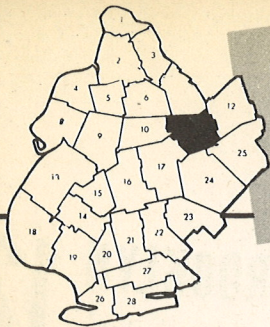
Above: Howard Avenue across Bergen Street facing Dean Street



Above: Grafton Street between Blake Avenue and Sutter Avenue

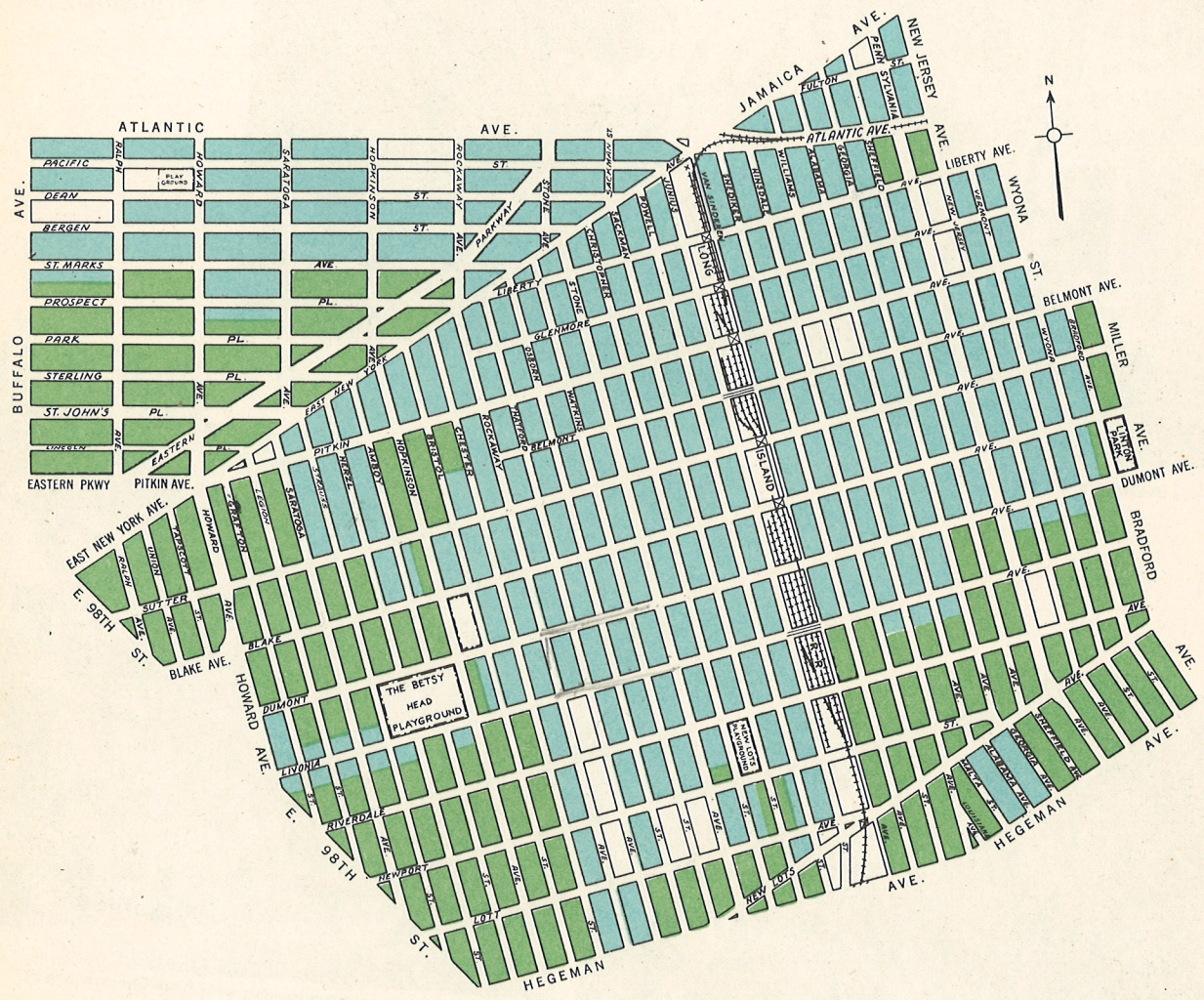


Left: Pitkin Avenue looking east from Saratoga Avenue



# NEW YORK CITY MARKET ANALYSIS

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Brownsville might be called Brooklyn's Lower East Side —with a large foreign-born population overflowing both tenements and one and two-family houses. Practically every leading chain selling drugs, clothing, furniture, and shoes has a branch in this district, chiefly along Pitkin and Sutter Avenues, marking them as important shopping areas. The small independent grocery and delicatessen predominate here. Brownsville has the largest population of any district in Brooklyn and is the most densely populated area. Unlike the Lower East Side, Brownsville has a variety of small industry.

<b>POPULATION</b>	200,239
	<i>(larger than Richmond, Va.)</i>
Native white	107,711
Foreign-born white	79,745
Negro	12,638
Other races	145
<i>Russian, Polish and Austrian Jews, scattered throughout, comprise 80% of the foreign-born. Negroes concentrated in the central section.</i>	
<b>FAMILIES</b>	50,930
—owner families	5,690
—tenant families	45,240

<b>FAMILIES BY MONTHLY RENT &amp; ANNUAL EXPENDITURE GROUPS</b>		
Rental	Expenditure	
\$150 & up	\$10,000 & up	80
100-149	6,000-9,999	190
75- 99	4,500-5,999	254
50- 74	3,000-4,499	1,983
30- 49	1,800-2,999	24,550
40- 49	2,400-2,999	6,035
30- 39	1,800-2,399	18,515
Under 30	Under 1,800	22,128
Unknown		1,745
Median family expenditure		\$1,880
Average family expenditure		\$1,961
<b>RESIDENTIAL STRUCTURES</b>		
		11,453
—one-family houses		1,203
—two-family houses		3,422
—three-or-more-family houses		6,828

**BROOKLYN** 12  
Highland Park



Above: Arlington Avenue at Linwood Street facing Essex Street



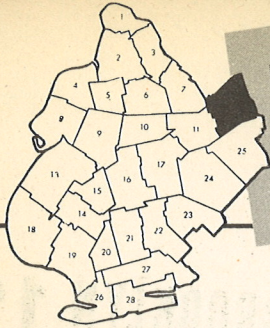
Above: Glenmore Avenue looking west from Chestnut Street



Above: Hendrix Street between Livonia Avenue and Dumont Avenue

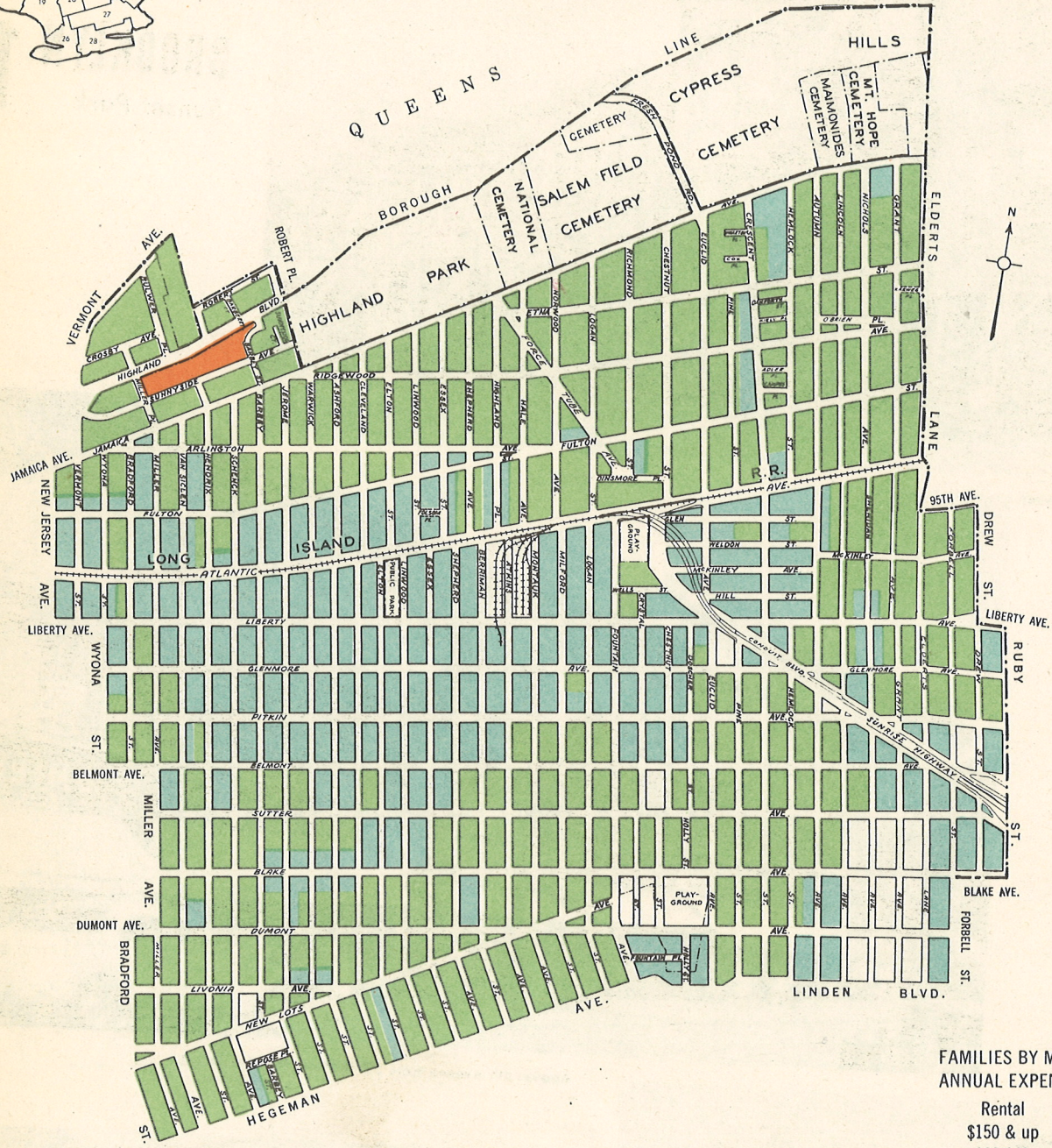


Right: Pitkin Avenue looking from Logan Street toward Milford Street



# NEW YORK CITY MARKET ANALYSIS

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FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	Families
\$150 & up	\$10,000 & up	75
100-149	6,000-9,999	236
75-99	4,500-5,999	420
50-74	3,000-4,499	2,097
30-49	1,800-2,999	15,624
40-49	2,400-2,999	5,006
30-39	1,800-2,399	10,618
Under 30	Under 1,800	9,917
Unknown		1,238

POPULATION . . . . . 110,864  
 (larger than Tacoma, Wash.)  
 Native white . . . . . 78,464  
 Foreign-born white . . . . . 30,795  
 Negro . . . . . 1,536  
 Other races . . . . . 69

*Russian and Central European Jews and Italians account for most of the foreign-born. Germans in the Cypress Hills section.*

FAMILIES . . . . . 29,607  
 —owner families . . . . . 8,099  
 —tenant families . . . . . 21,508

Median family expenditure . . \$2,041  
 Average family expenditure . . \$2,192

RESIDENTIAL STRUCTURES . . 13,000  
 —one-family houses . . . . . 3,111  
 —two-family houses . . . . . 6,108  
 —three-or-more-family houses . 3,781

Highland Park is a middle-class district—one of a dozen Brooklyn districts with more than 100,000 population. One and two-family houses predominate in the northern portion. There is a fairly large mixture of families of foreign extraction. Manufacturing is concentrated in the center of the district, with machine works, brass foundries, and garment manufacturers. Stores are located chiefly along Fulton Street and Pitkin Avenue.

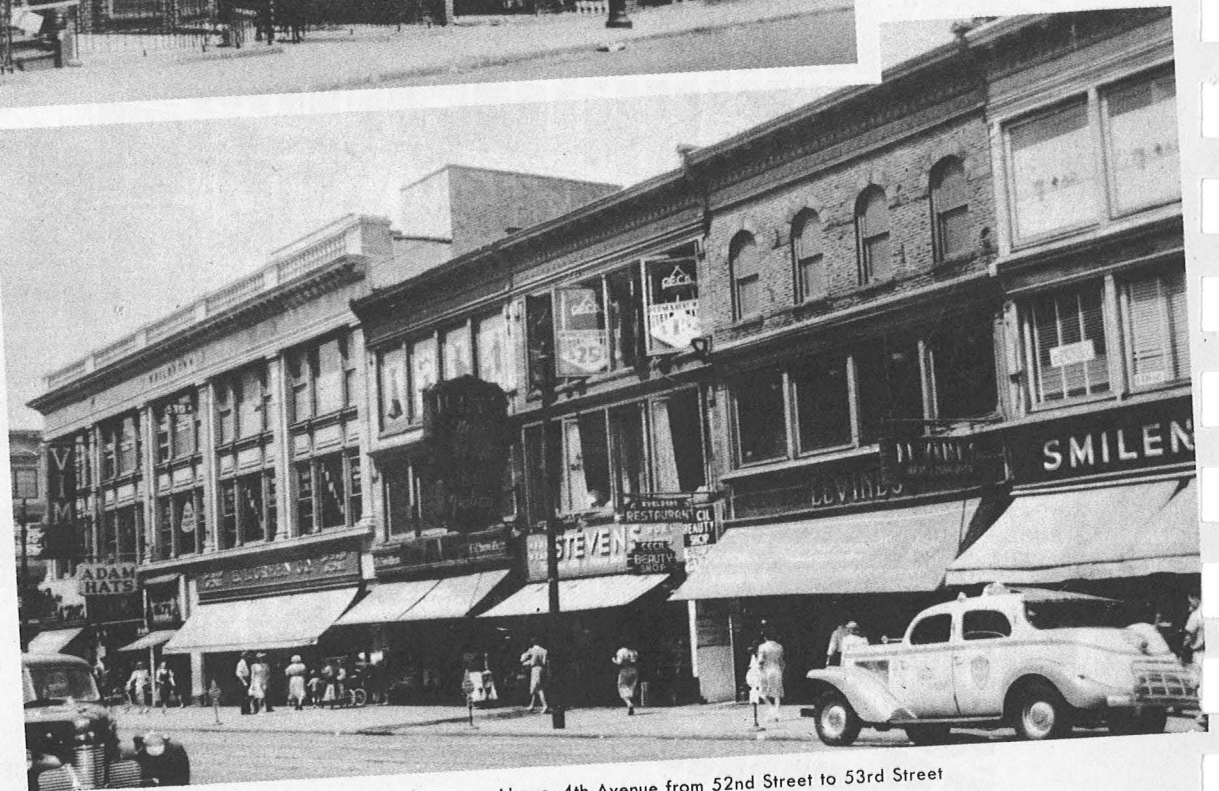


# BROOKLYN 13

Sunset Park



Above: 54th Street between 6th and 7th Avenues



Above: 4th Avenue from 52nd Street to 53rd Street



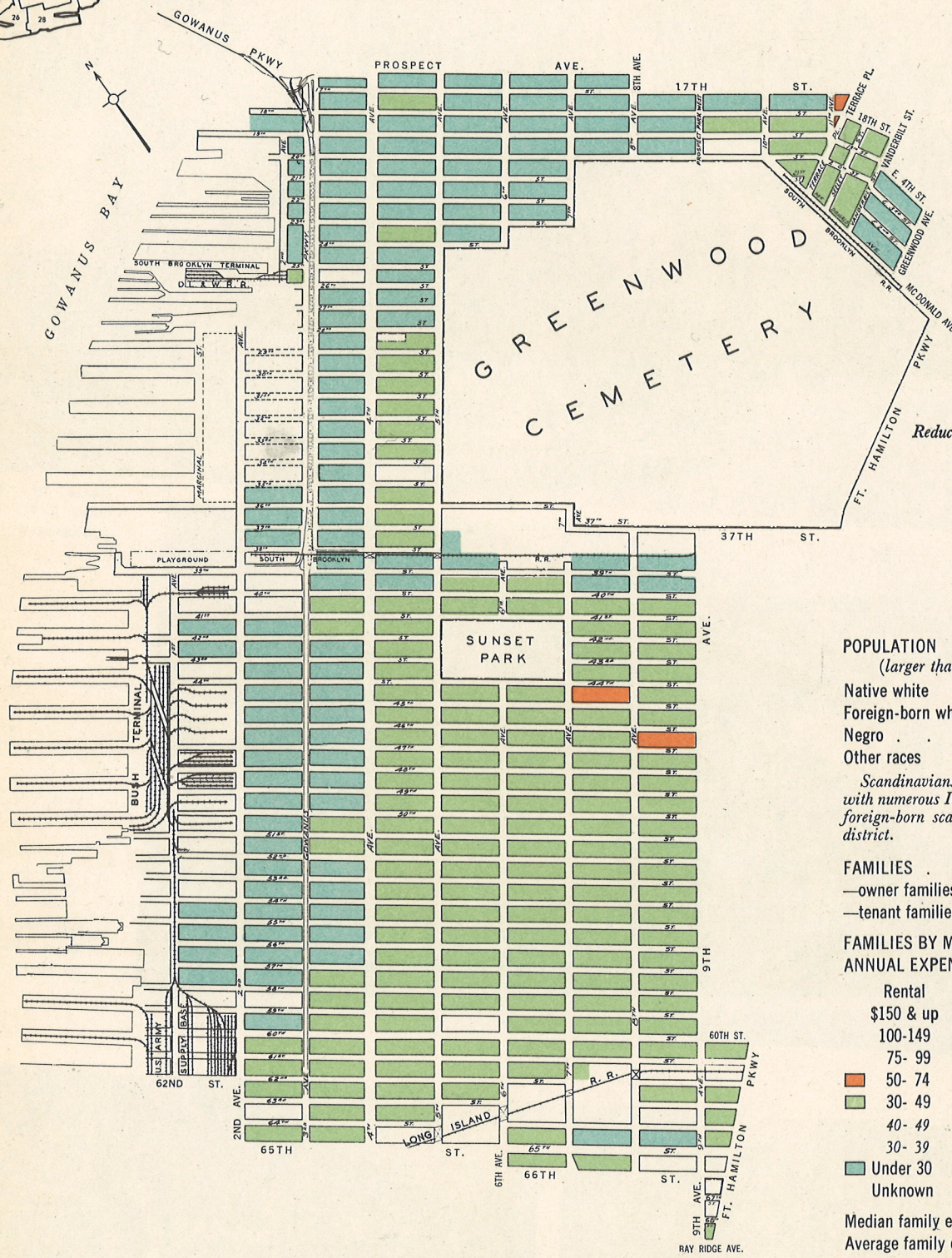
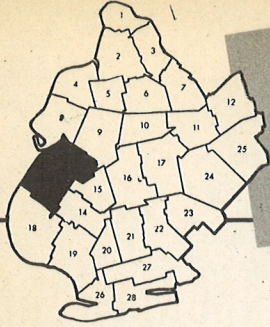
Above: 60th Street between 7th Avenue and 8th Avenue



Above: 31st Street at 5th Avenue facing 4th Avenue

# NEW YORK CITY MARKET ANALYSIS

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Reduced to 1/10 borough scale

UPPER NEW YORK BAY

East of Third Avenue are residential two-story brownstone or brick buildings. The bay front is industrial. Here, besides the Bush and South Brooklyn Terminals, wholesale markets and

warehouses, is the U.S. Army Supply Base. Fifth Avenue is the most important business street. Third, Fourth and Eighth Aves. also have retail outlets.

POPULATION . . . . . 137,711  
*(larger than Chattanooga, Tenn.)*

Native white . . . . . 93,974  
 Foreign-born white . . . . . 43,584  
 Negro . . . . . 30  
 Other races . . . . . 123

*Scandinavians in the southeast corner, with numerous Italian, Polish and Irish foreign-born scattered elsewhere in the district.*

FAMILIES . . . . . 36,311  
 —owner families . . . . . 6,782  
 —tenant families . . . . . 29,529

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	68
100-149	6,000-9,999	282
75-99	4,500-5,999	633
50-74	3,000-4,499	2,058
30-49	1,800-2,999	17,455
40-49	2,400-2,999	5,687
30-39	1,800-2,399	11,768
Under 30	Under 1,800	13,990
Unknown		1,825

Median family expenditure . . \$1,966  
 Average family expenditure . . \$2,104

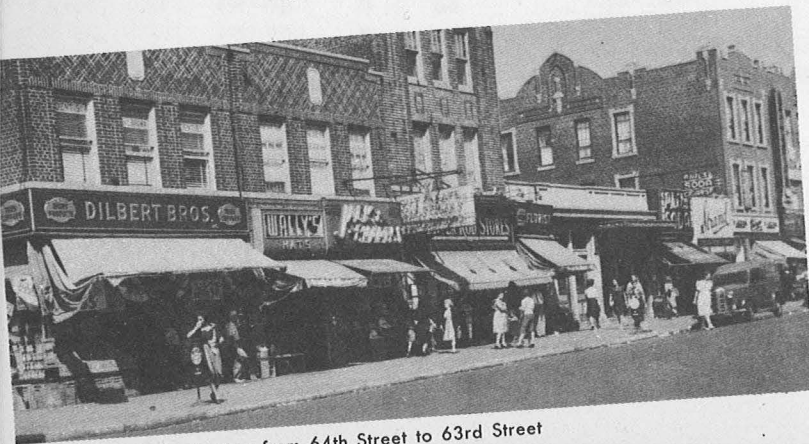
RESIDENTIAL STRUCTURES . 12,519  
 —one-family houses . . . . . 1,875  
 —two-family houses . . . . . 5,296  
 —three-or-more-family houses . 5,348



Above: 61st Street between 19th Avenue and 20th Avenue



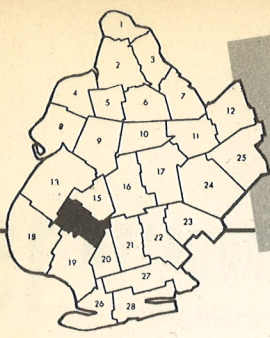
Left: 58th Street between 18th and 17th Avenues



18th Avenue looking from 64th Street to 63rd Street

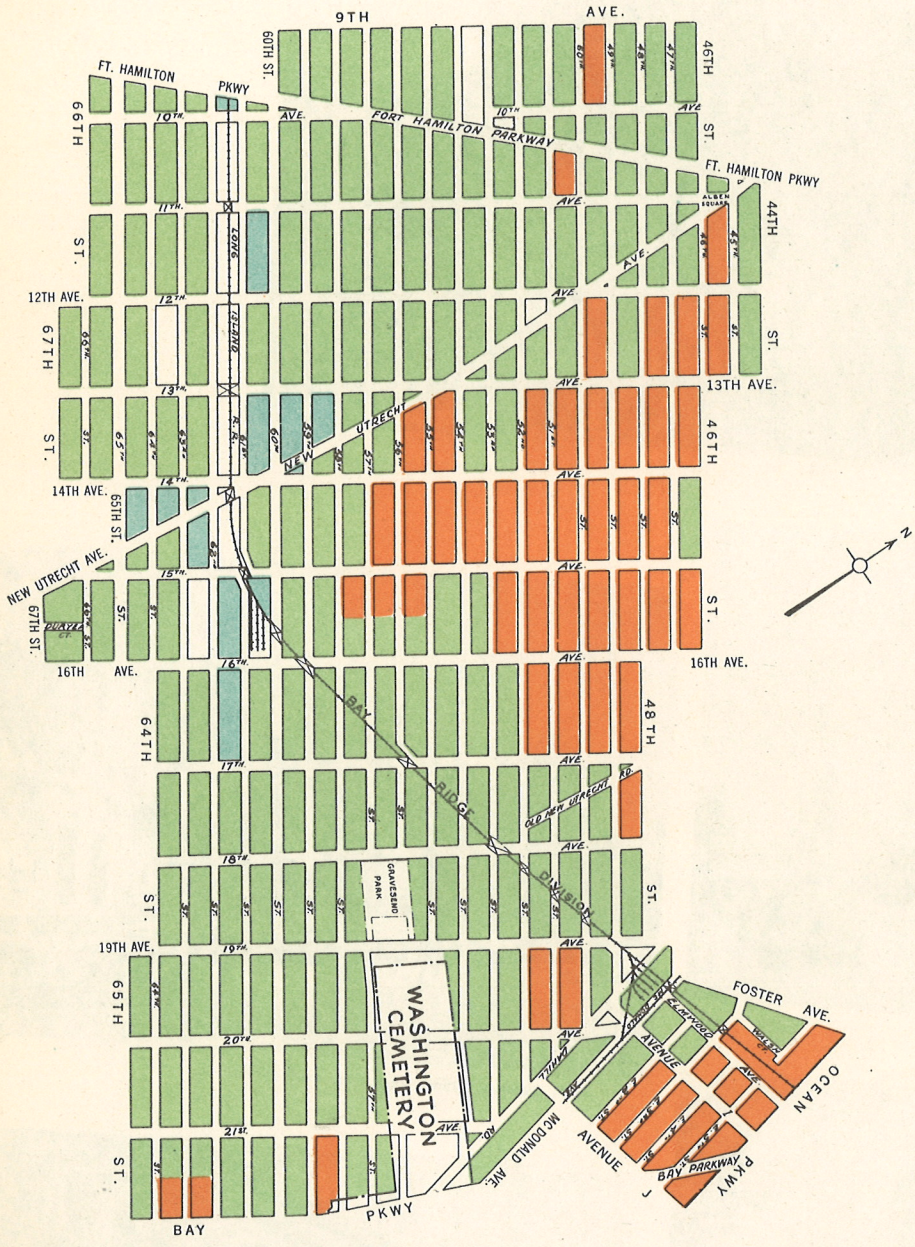


Northwest corner of 54th Street and 11th Avenue



# NEW YORK CITY MARKET ANALYSIS

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POPULATION . . . . . 97,687  
(larger than Allentown, Pa.)  
Native white . . . . . 63,774  
Foreign-born white . . . . . 33,485  
Negro . . . . . 379  
Other races . . . . . 49

*Russian Jews, somewhat more numerous in the northeast half, with Italians to the southwest, comprise the majority of the foreign-born.*

FAMILIES . . . . . 23,421  
—owner families . . . . . 5,330  
—tenant families . . . . . 18,091

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	98
100-149	6,000-9,999	509
75- 99	4,500-5,999	1,035
50- 74	3,000-4,499	6,053
30- 49	1,800-2,999	12,344
40- 49	2,400-2,999	5,729
30- 39	1,800-2,399	6,615
Under 30	Under 1,800	2,273
Unknown		1,109

Median family expenditure . . \$2,638  
Average family expenditure . . \$2,904

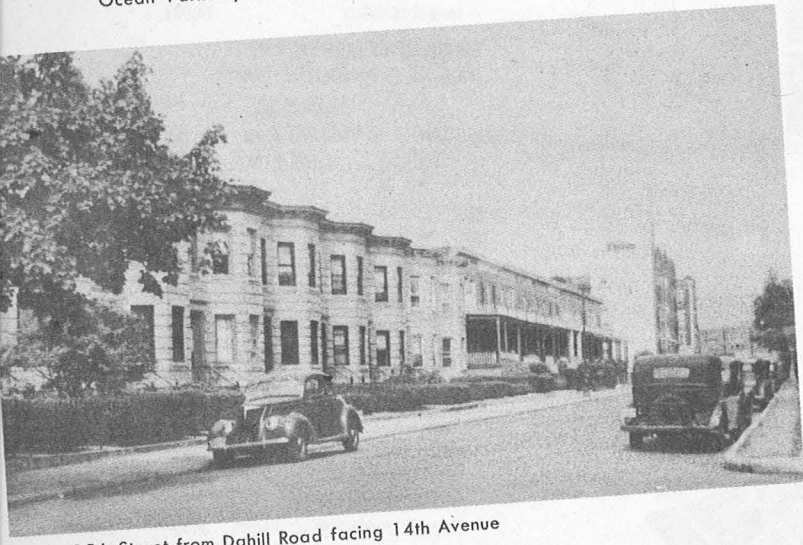
RESIDENTIAL STRUCTURES . . 9,268  
—one-family houses . . . . . 2,905  
—two-family houses . . . . . 3,772  
—three-or-more-family houses . 2,591

This is a typical Brooklyn middle-class district, with quiet, tree-lined residential streets. There are plenty of one and two-family homes, interspersed with apartment buildings of the self-service elevator type. Population has increased nearly 10,000 in the decade between the 1930 and 1940 census. Fort Hamilton Parkway, 13th and 18th Avenues are principal shopping centers.

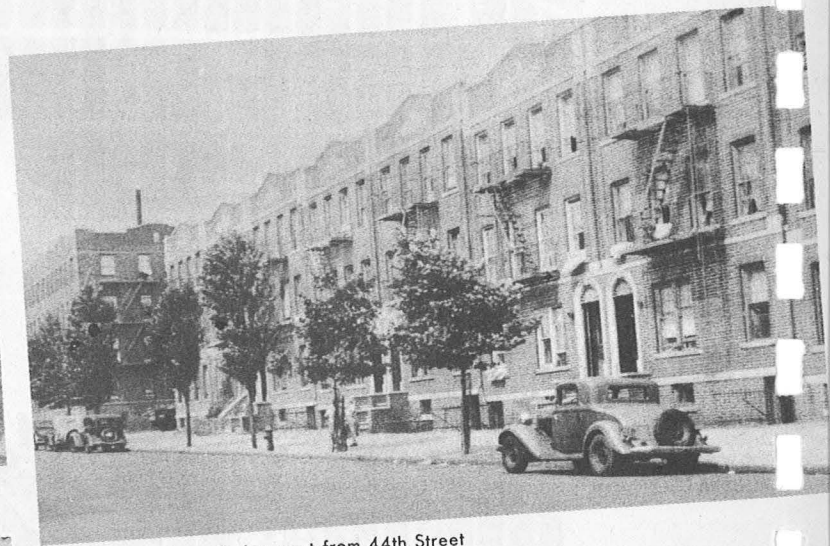
**BROOKLYN** 15  
Kensington



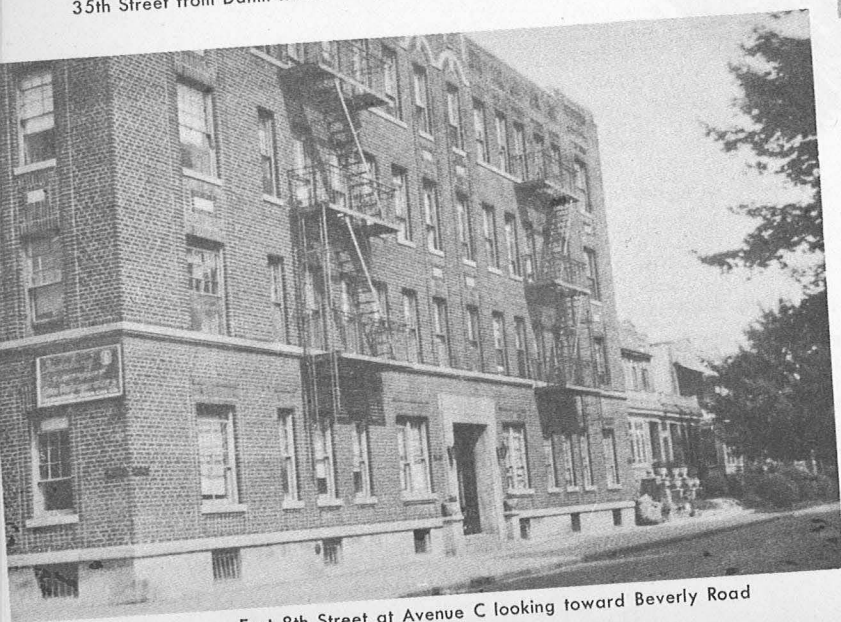
Ocean Parkway and Albemarle Road



35th Street from Dahill Road facing 14th Avenue



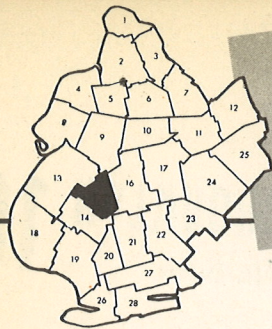
10th Avenue facing west from 44th Street



East 8th Street at Avenue C looking toward Beverly Road



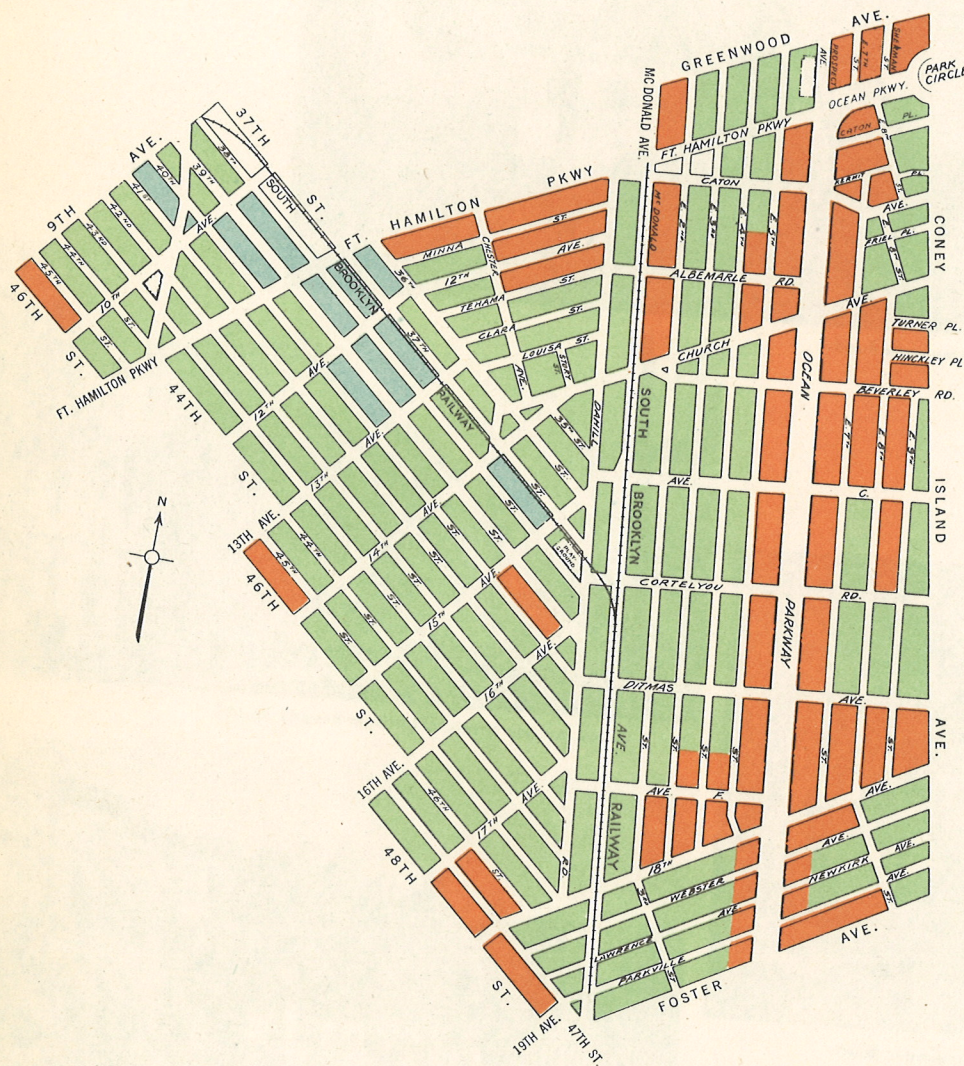
Church Avenue looking east from East 2nd Street



# NEW YORK CITY MARKET ANALYSIS

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THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

## Kensington



POPULATION	89,281
<i>(larger than Harrisburg, Pa.)</i>	
Native white	60,464
Foreign-born white	28,554
Negro	216
Other races	47

*Half the foreign-born are Russian Jews and Italians; numerous Polish Jews in the northwest quarter.*

FAMILIES	23,365
—owner families	4,417
—tenant families	18,948

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	71
100-149	6,000-9,999	269
75-99	4,500-5,999	878
50-74	3,000-4,499	5,047
30-49	1,800-2,999	13,105
40-49	2,400-2,999	5,387
30-39	1,800-2,399	7,718
Under 30	Under 1,800	3,384
Unknown		611

Median family expenditure	\$2,431
Average family expenditure	\$2,696

RESIDENTIAL STRUCTURES	7,541
—one-family houses	2,001
—two-family houses	2,917
—three-or-more-family houses	2,623

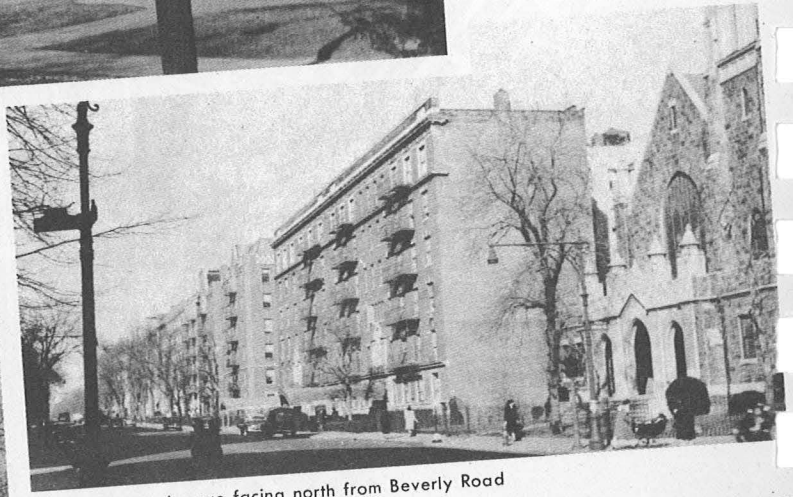
Kensington is a pleasant residential neighborhood with one and two-family homes and many new and very attractive apartment buildings, especially along Ocean Parkway. There was new building of single-family homes in this district during the 1930-1940 decade, and population increased more than 7,000. Thirteenth Avenue is a busy shopping center, and Church and Eighteenth Avenues have many retail outlets.

# BROOKLYN 16

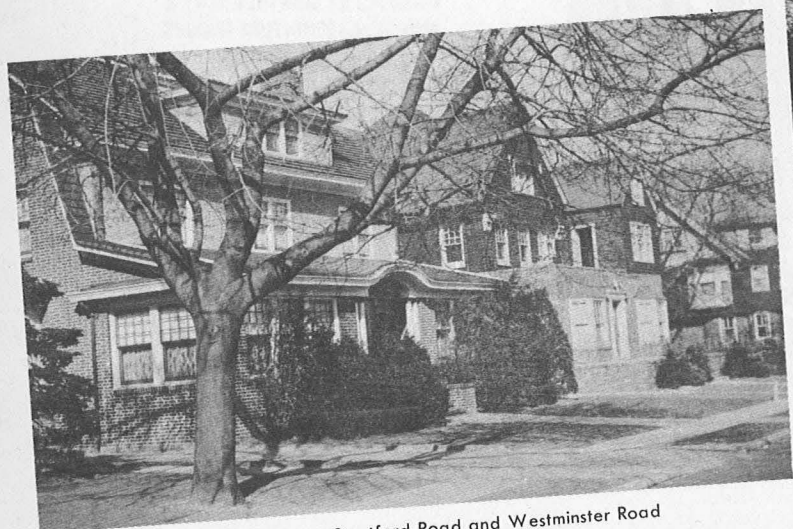
Flatbush



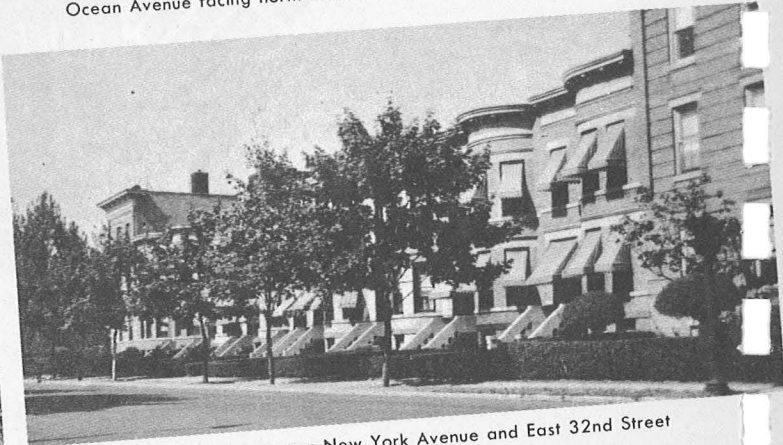
Above: Westminster Road between Beverly Road and Albemarle Road



Ocean Avenue facing north from Beverly Road



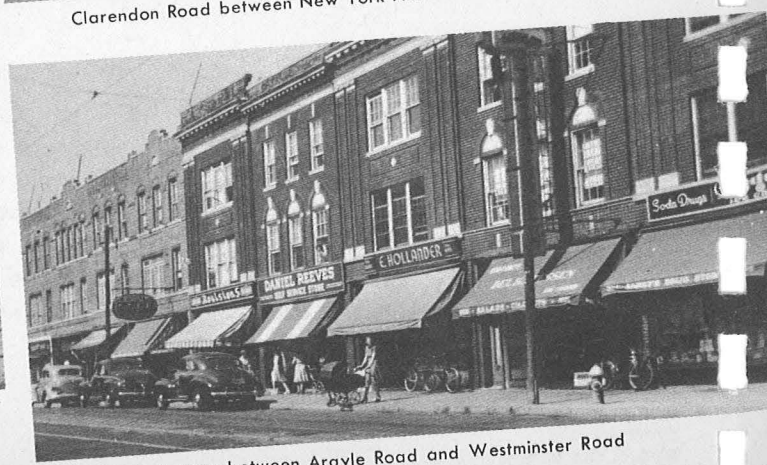
Albemarle Road between Stratford Road and Westminster Road



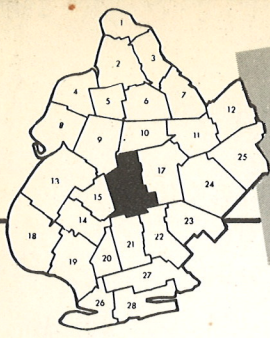
Clarendon Road between New York Avenue and East 32nd Street



Dorchester Road looking east from East 19th Street



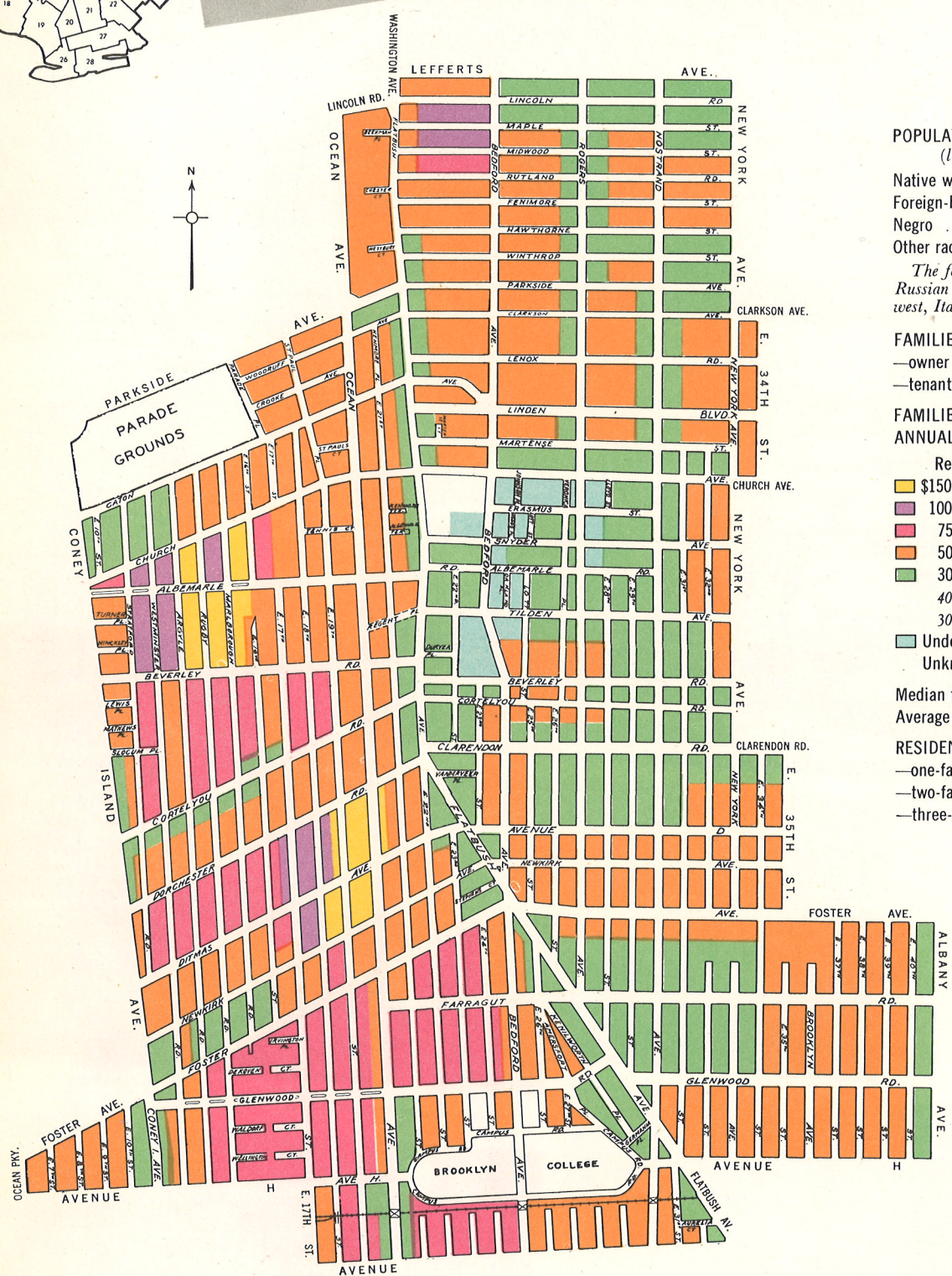
Church Avenue between Argyle Road and Westminster Road



# NEW YORK CITY MARKET ANALYSIS

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

## Flatbush



POPULATION . . . . . 151,403  
*(larger than Springfield, Mass.)*  
 Native white . . . . . 120,669  
 Foreign-born white . . . . . 29,400  
 Negro . . . . . 1,231  
 Other races . . . . . 103

*The foreign-born are scattered, with Russian Jews numerous in the northwest, Italians in the east central sector.*

FAMILIES . . . . . 47,234  
 —owner families . . . . . 6,408  
 —tenant families . . . . . 40,826

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
Yellow (\$150 & up)	\$10,000 & up	796
Purple (100-149)	6,000-9,999	1,981
Pink (75-99)	4,500-5,999	4,016
Orange (50-74)	3,000-4,499	15,536
Green (30-49)	1,800-2,999	21,615
Light Green (40-49)	2,400-2,999	13,634
Light Blue (30-39)	1,800-2,399	7,981
Lightest Blue (Under 30)	Under 1,800	2,017
White (Unknown)		1,273

Median family expenditure . . . \$2,971  
 Average family expenditure . . . \$3,453

RESIDENTIAL STRUCTURES . . . 11,733  
 —one-family houses . . . . . 5,700  
 —two-family houses . . . . . 3,035  
 —three-or-more-family houses . . . 2,998

Flatbush is above average in purchasing power. It is one of the good markets of the city. There are many fine private homes on tree-lined streets, although there was considerable apartment building between 1930 and 1940. Population increased

30,000 in this period. There are more chains and super-markets here than in any other Brooklyn district. Flatbush Avenue is a principal shopping artery with many fine stores, but Nostrand, Church, Rogers, and Coney Island Avenues are all active business centers.



# BROOKLYN 17

Holy Cross



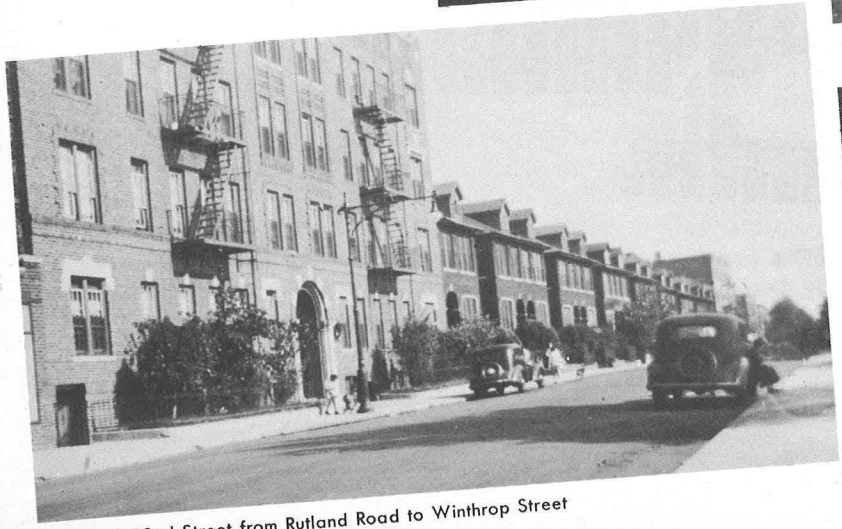
Troy Avenue from Farragut Road looking toward Foster Avenue



East 55th Street between Clarkson Avenue and Remsen Avenue



Church Avenue from East 53rd Street looking west



East 92nd Street from Rutland Road to Winthrop Street

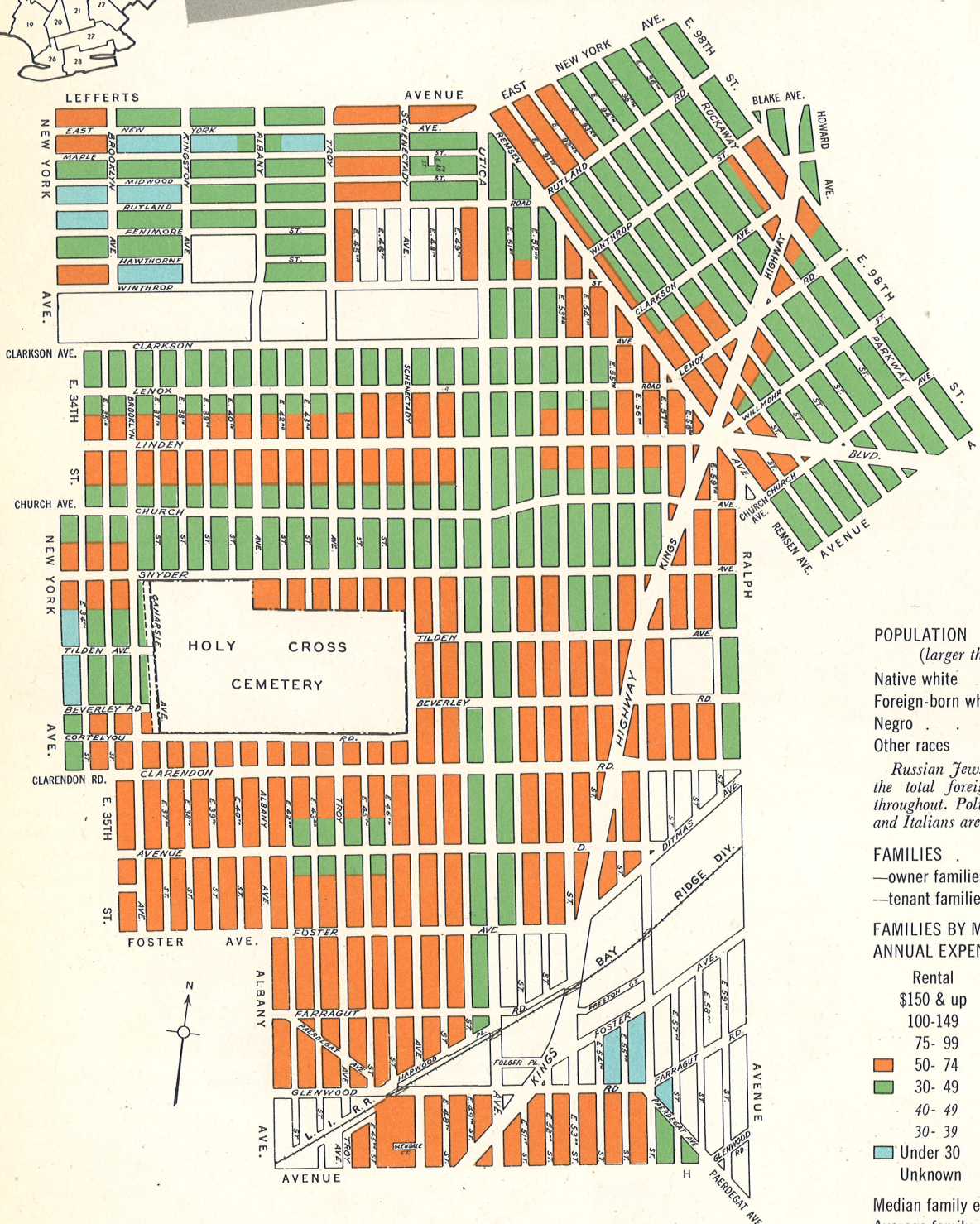


East 49th Street from Foster Avenue facing Avenue D



# NEW YORK CITY MARKET ANALYSIS

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**JOURNAL-AMERICAN**



POPULATION	110,550
<i>(larger than Sacramento, Calif.)</i>	
Native white	75,936
Foreign-born white	33,952
Negro	631
Other races	31

*Russian Jews, alone more than half the total foreign-born, are scattered throughout. Polish and Austrian Jews and Italians are next in number.*

FAMILIES	26,952
—owner families	7,289
—tenant families	19,663

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	57
100-149	6,000-9,999	332
75-99	4,500-5,999	874
50-74	3,000-4,499	7,788
30-49	1,800-2,999	15,189
40-49	2,400-2,999	8,022
30-39	1,800-2,399	7,167
Under 30	Under 1,800	1,710
Unknown		1,002

Median family expenditure	\$2,707
Average family expenditure	\$2,894

RESIDENTIAL STRUCTURES	11,010
—one-family houses	5,370
—two-family houses	2,941
—three-or-more-family houses	2,699

This district has seen a great deal of change in the past decade. Construction has been, in the main, in the form of one and two-family homes. Kings Highway has seen the construction of row after row of new, middle-class homes. The area west of Ralph Avenue and south of Foster is

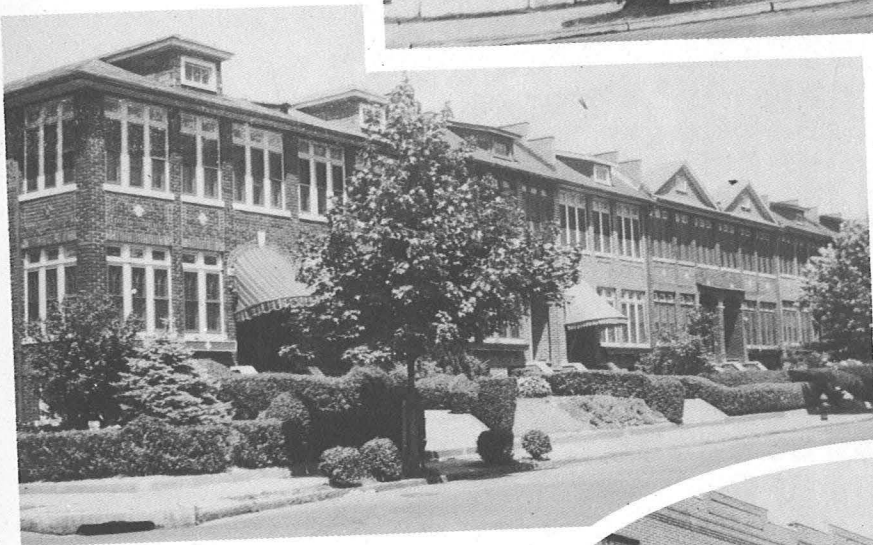
still sparsely populated and contains many unpaved streets. Church Avenue, the only important commercial street, contains only small neighborhood stores. Other streets with retail outlets are Rutland Road and Clarkson Avenue.

# BROOKLYN 18

Bay Ridge



Northwest corner of Narrows Avenue and 82nd Street



Above: 73rd Road from Narrows Avenue toward Colonial Road



Above: Northwest corner of 94th Street and Shore Road



Right: 86th Street looking east from 4th Avenue to 5th Avenue



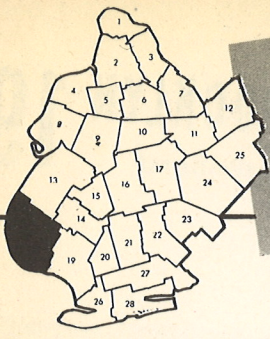
80th Street between 5th and 6th Avenues



Fort Hamilton Parkway north from 90th Street

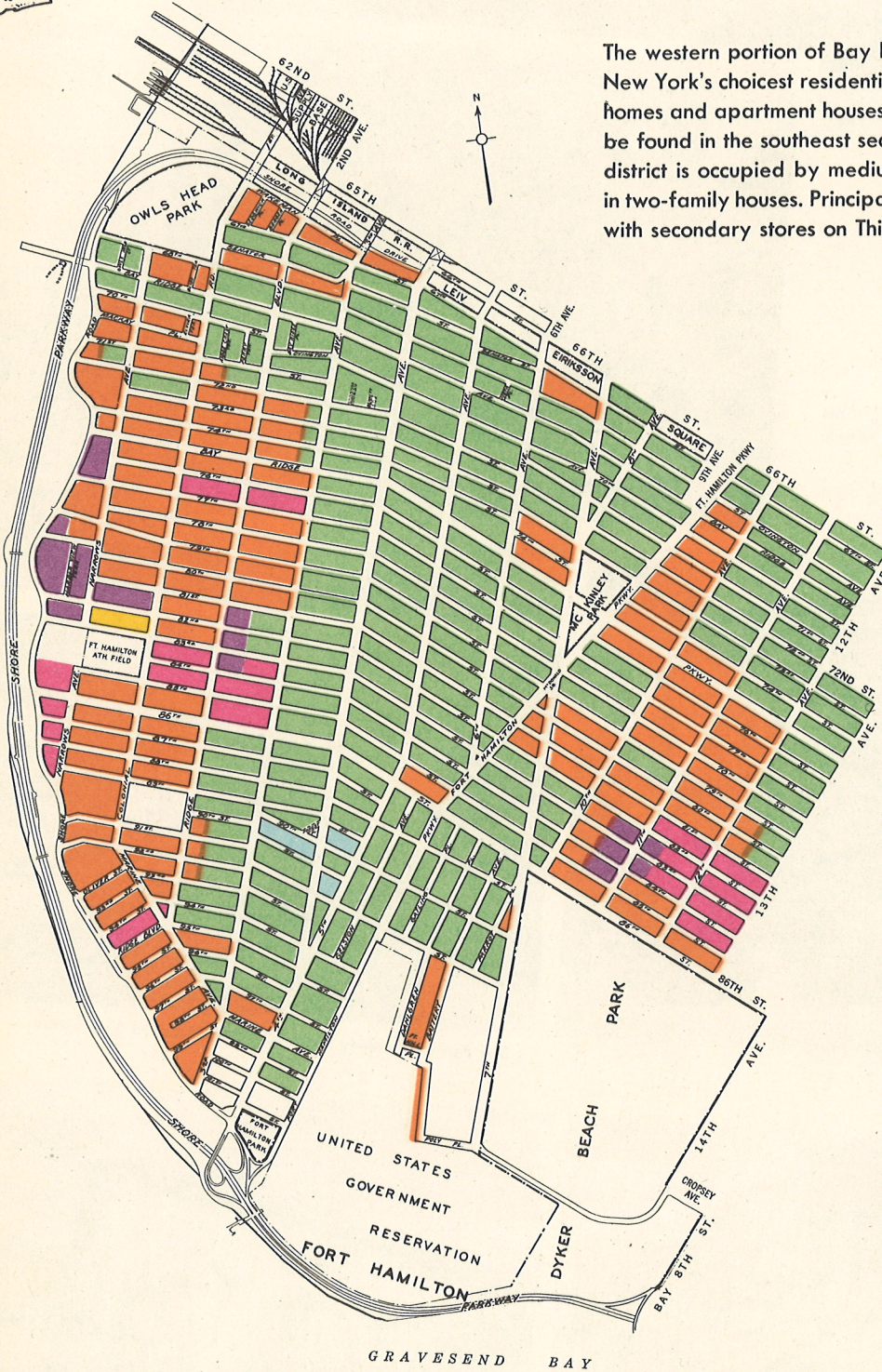
# NEW YORK CITY MARKET ANALYSIS

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The western portion of Bay Ridge, facing the bay, is one of New York's choicest residential areas, containing fine private homes and apartment houses. Another high income area is to be found in the southeast section, but the central part of the district is occupied by medium-income families living chiefly in two-family houses. Principal shopping artery is 86th Street, with secondary stores on Third, Fourth and Fifth Avenues.

J. H. E. N. A. R. R. O. W. S.



POPULATION	122,663
	<i>(larger than Camden, N. J.)</i>
Native white	92,481
Foreign-born white	30,011
Negro	116
Other races	55

*Foreign-born whites include numerous Scandinavians; and, in the extreme eastern portion, Italians.*

FAMILIES	35,282
—owner families	9,033
—tenant families	26,249

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
Yellow	\$150 & up	\$10,000 & up 458
Purple	100-149	6,000-9,999 1,532
Pink	75- 99	4,500-5,999 3,154
Orange	50- 74	3,000-4,499 10,334
Green	30- 49	1,800-2,999 16,292
	40- 49	2,400-2,999 9,528
	30- 39	1,800-2,399 6,764
Light Blue	Under 30	Under 1,800 2,065
	Unknown	1,447

Median family expenditure	\$2,909
Average family expenditure	\$3,380

RESIDENTIAL STRUCTURES	14,318
—one-family houses	6,826
—two-family houses	4,805
—three-or-more-family houses	2,687

Reduced to 3/4 borough scale

# BROOKLYN 19

Bensonhurst



Above: 14th Avenue between 76th and 77th Streets



Right: 82nd Street looking from 18th Avenue toward 19th Avenue



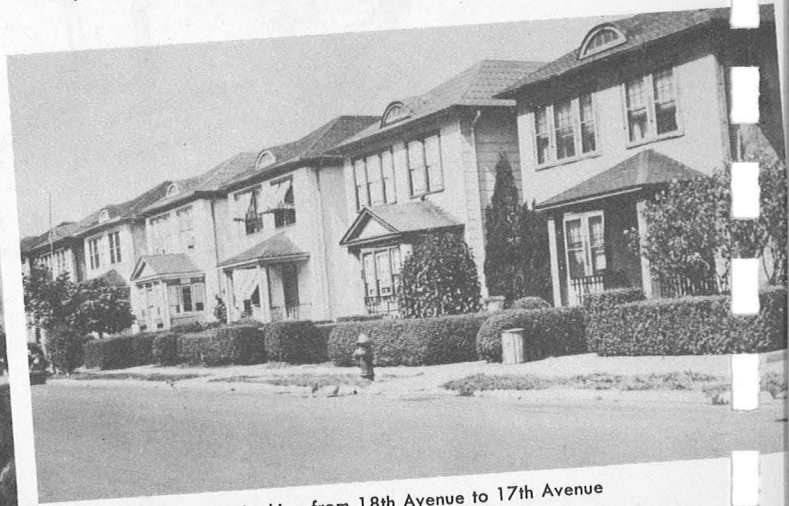
78th Street from 21st to 20th Avenue



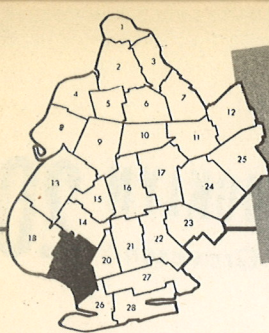
Bay Parkway looking north from 84th Street to 83rd Street



86th Street between 23rd Avenue and Bay 34th Street



Bay Ridge Parkway looking from 18th Avenue to 17th Avenue



# NEW YORK CITY MARKET ANALYSIS

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BROOKLYN

19

## Bensonhurst

Not so many years ago cornfields and truck gardens could be seen in Bensonhurst. Today it is a district of good buying power with a large number of closely set one and two-family houses. Five and six-story elevator apartment houses line principal thoroughfares such

as Bay Parkway. Bay Parkway and 86th Street have supplanted Bath Avenue as the principal shopping center. After a tremendous growth in the 1920-1930 decade, Bensonhurst developed at a slower pace in the 1930's. Its population increase exceeded 8,000—a growth of 6.5 per cent.

POPULATION . . . . . 137,787  
(larger than Albany, N. Y.)

Native white . . . . . 87,374  
Foreign-born white . . . . . 49,686  
Negro . . . . . 686  
Other races . . . . . 41

Almost half the foreign-born are Italians; Russian, Polish and Austrian Jews are numerous.

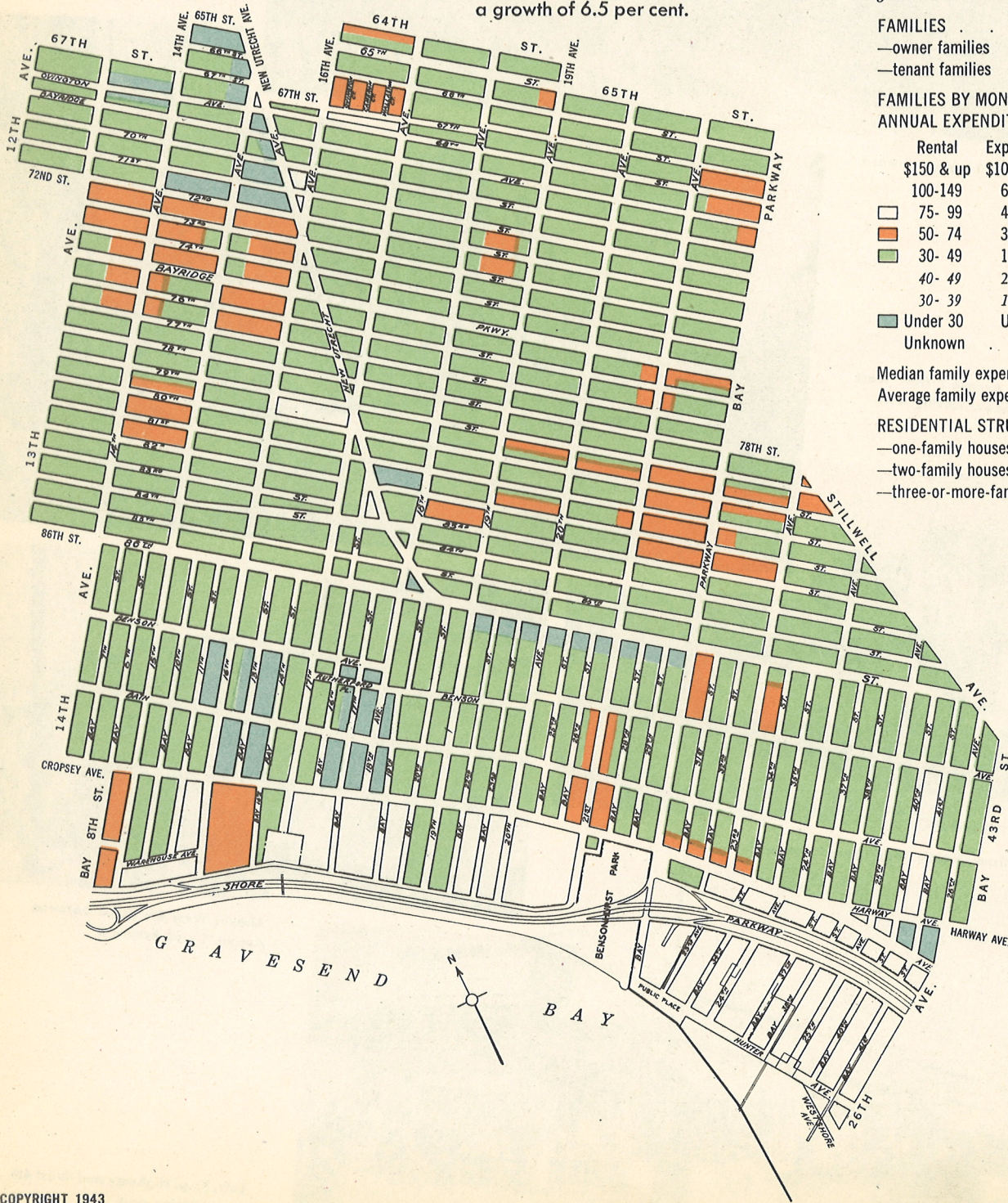
FAMILIES . . . . . 33,464  
—owner families . . . . . 7,282  
—tenant families . . . . . 26,182

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	159
100-149	6,000-9,999	658
75-99	4,500-5,999	893
50-74	3,000-4,499	6,833
30-49	1,800-2,999	19,826
40-49	2,400-2,999	8,955
30-39	1,800-2,399	10,871
Under 30	Under 1,800	3,352
Unknown		1,743

Median family expenditure . . . \$2,510  
Average family expenditure . . . \$2,769

RESIDENTIAL STRUCTURES . . . 12,959  
—one-family houses . . . . . 3,718  
—two-family houses . . . . . 4,994  
—three-or-more-family houses . . . 4,247



# BROOKLYN 20

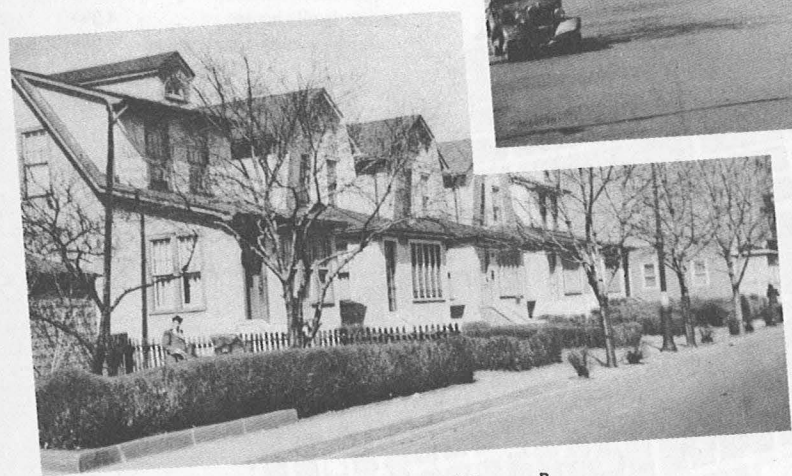
Gravesend



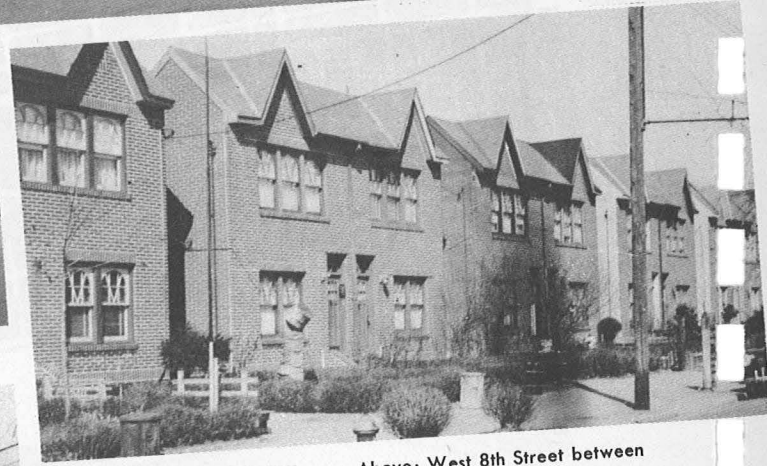
Above: East 5th Street at Avenue T looking toward Avenue S



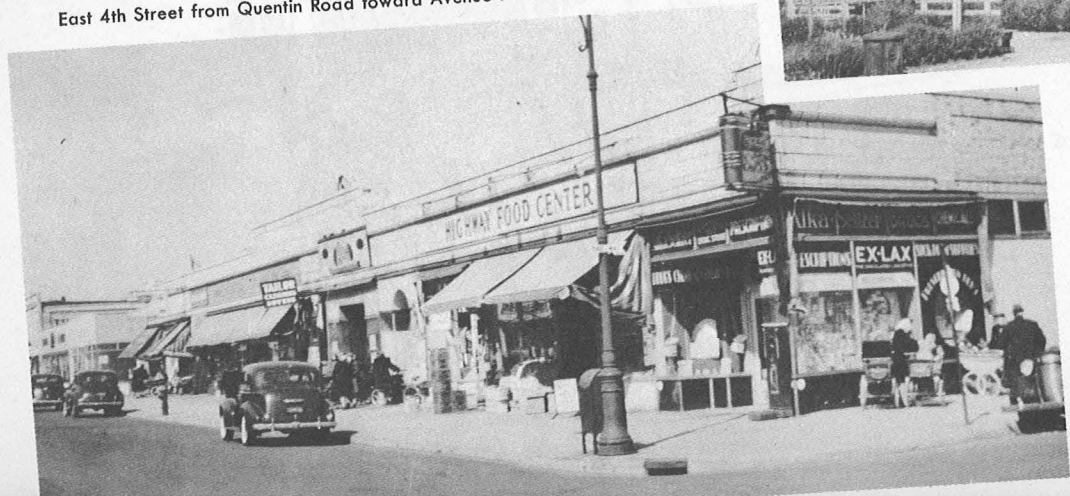
Right: Avenue P from West 8th Street looking west



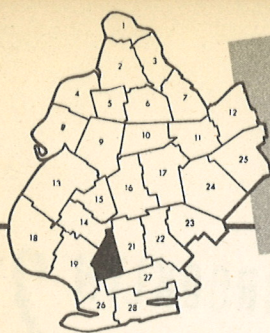
East 4th Street from Quentin Road toward Avenue P



Above: West 8th Street between Avenue T and Avenue S



Left: Kings Highway and West 4th Street facing east



# NEW YORK CITY MARKET ANALYSIS

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BROOKLYN

20

## Gravesend



POPULATION	58,819
<i>(larger than New Rochelle, N. Y.)</i>	
Native white	38,707
Foreign-born white	19,937
Negro	172
Other races	3

*The foreign-born are largely Russian and Central European Jews, with Italians numerous in the southwest quarter.*

FAMILIES	15,025
—owner families	3,212
—tenant families	11,813

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	104
100-149	6,000-9,999	323
75-99	4,500-5,999	583
50-74	3,000-4,499	4,428
30-49	1,800-2,999	8,150
40-49	2,400-2,999	4,380
30-39	1,800-2,399	3,770
Under 30	Under 1,800	761
Unknown		676

Median family expenditure	\$2,762
Average family expenditure	\$3,032

RESIDENTIAL STRUCTURES	5,787
—one-family houses	2,429
—two-family houses	1,927
—three-or-more-family houses	1,431

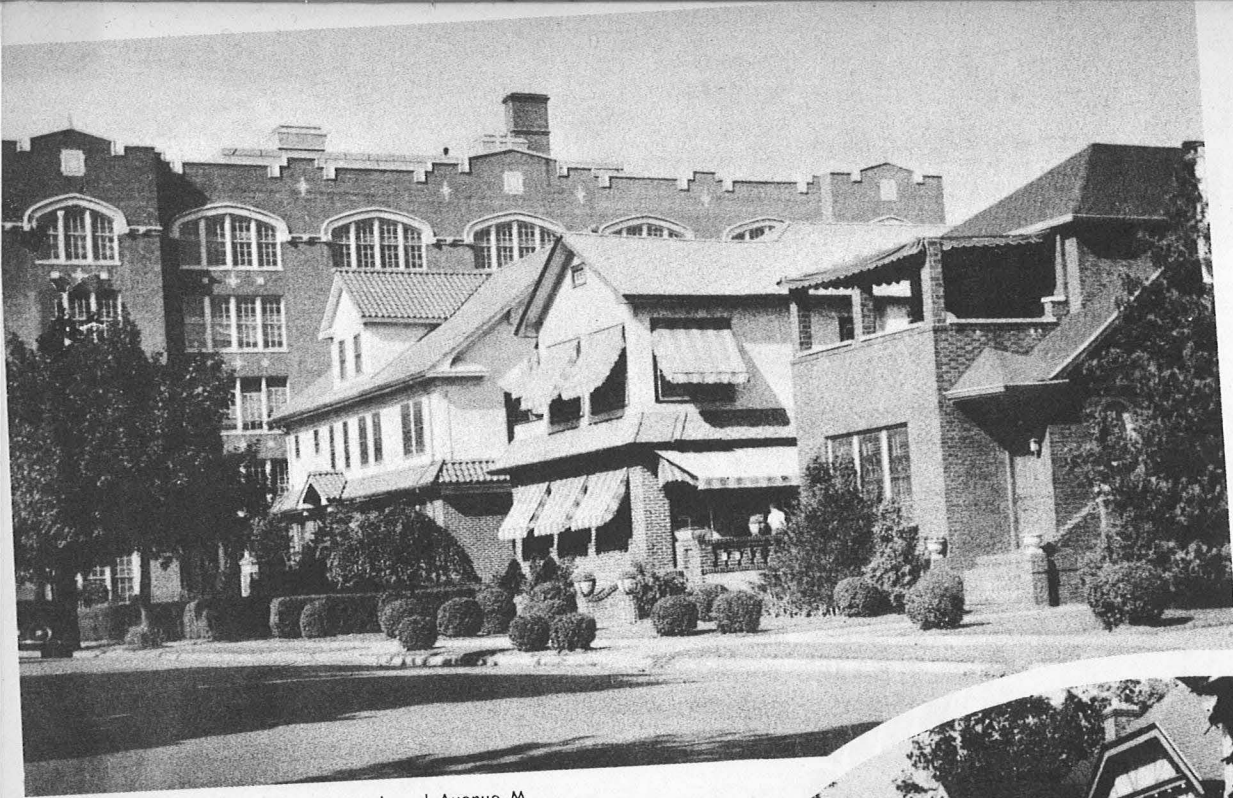
Except for apartment houses of a good type clustered in the southeastern part of this district, most dwellings are one and two-family homes. The district has had a healthy growth in the 1930-1940 decade, adding nearly 9,000 popula-

tion. Bay Parkway at 65th Street on the edge of the district comprises the hub of an important shopping center containing a complete variety of modern stores. Kings Highway is also a good business street.



# BROOKLYN 21

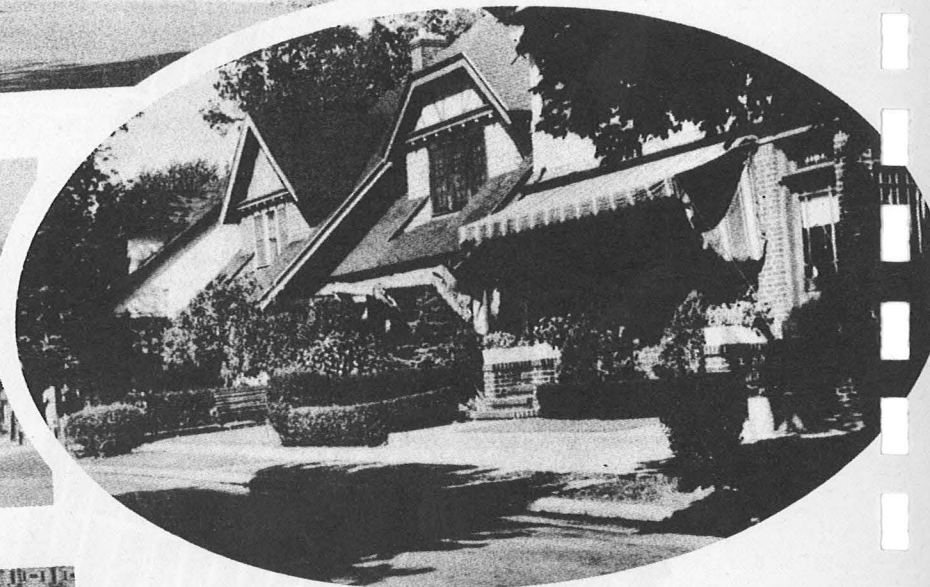
South  
Greenfield



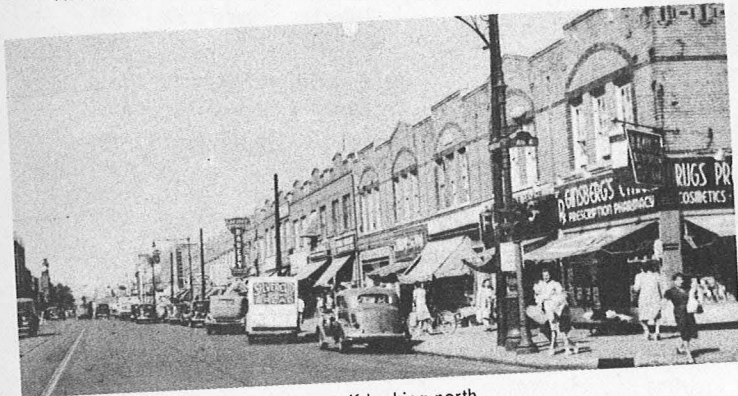
Bedford Avenue between Avenue L and Avenue M



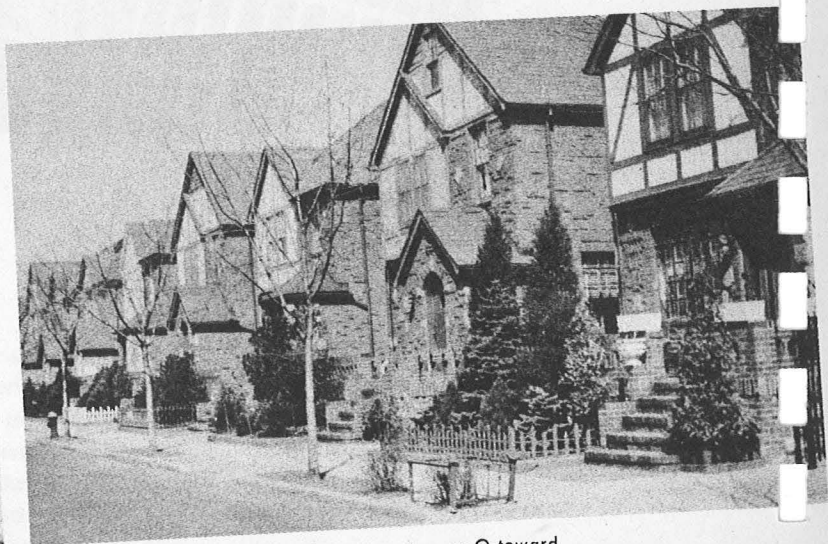
Avenue N and East 23rd Street facing east



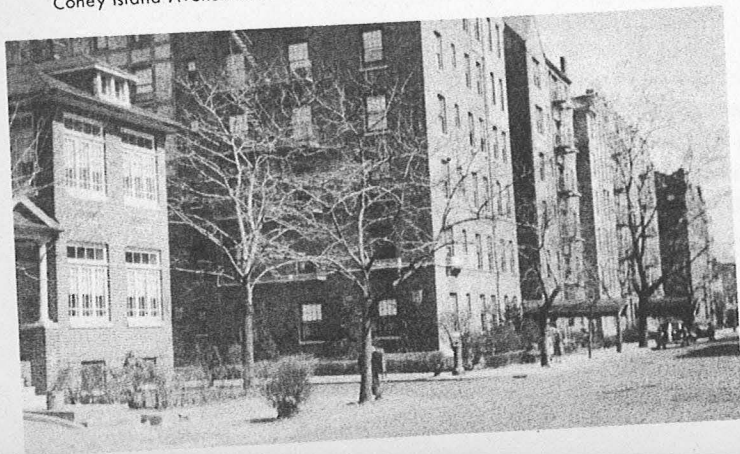
East 18th Street between Avenue L and Avenue K



Coney Island Avenue at Avenue K looking north



Above: East 16th Street looking from Avenue O toward Avenue N

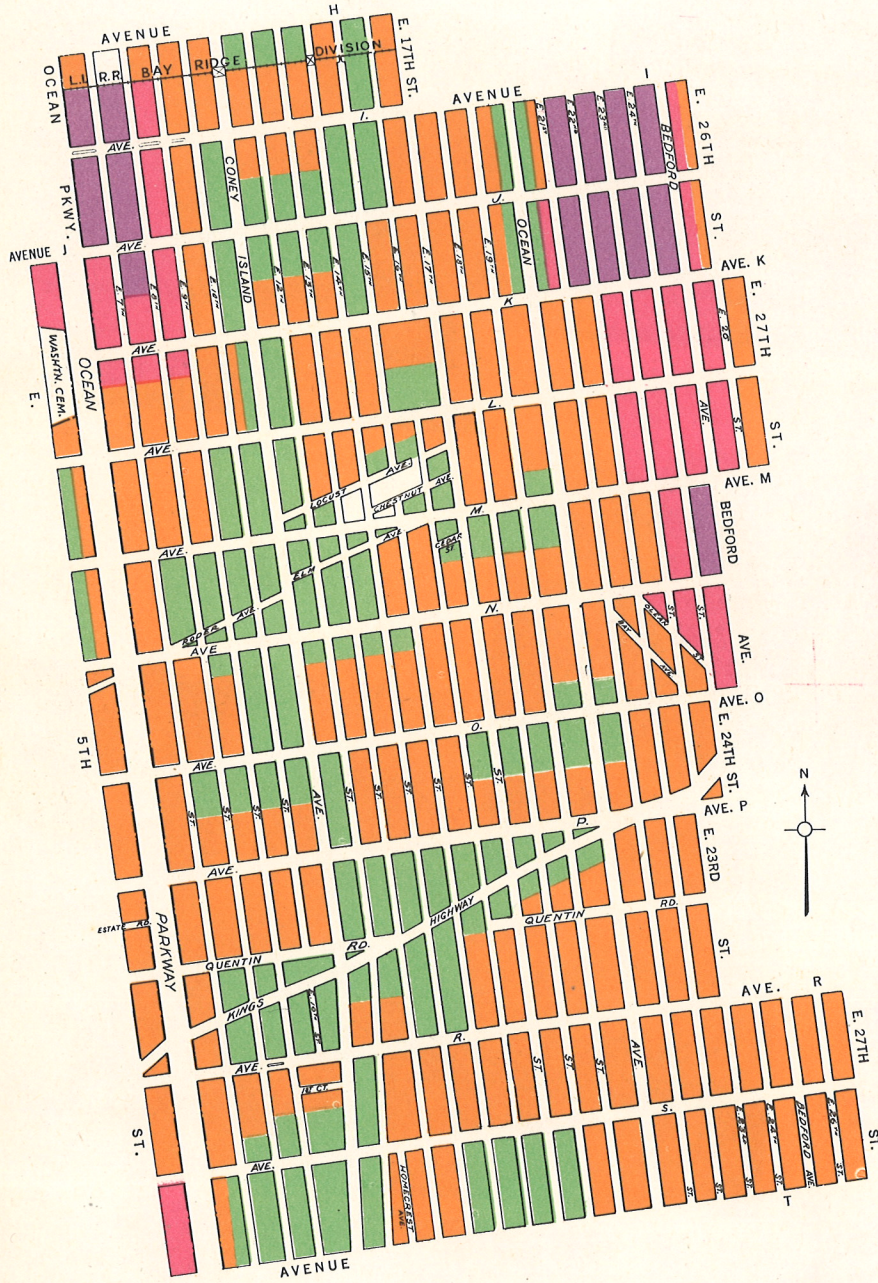
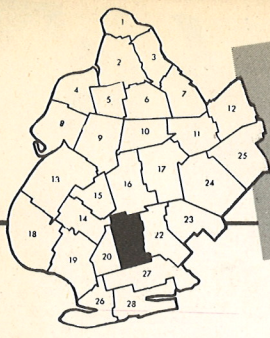


Left: Facing east on Quentin Road from East 19th Street

South Greenfield

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NEW YORK CITY  
 MARKET ANALYSIS



POPULATION . . . . . 92,683  
 (larger than Berkeley, Calif.)  
 Native white . . . . . 66,637  
 Foreign-born white . . . . . 24,999  
 Negro . . . . . 977  
 Other races . . . . . 70  
*Scattered Russian, Polish and Austrian Jews comprise two-thirds of the foreign-born population.*

FAMILIES . . . . . 24,796  
 —owner families . . . . . 6,200  
 —tenant families . . . . . 18,596

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	556
100-149	6,000-9,999	1,399
75- 99	4,500-5,999	2,562
50- 74	3,000-4,499	9,216
30- 49	1,800-2,999	9,526
40- 49	2,400-2,999	5,690
30- 39	1,800-2,399	3,836
Under 30	Under 1,800	835
Unknown		702

Median family expenditure . . \$3,217  
 Average family expenditure . . \$3,696

RESIDENTIAL STRUCTURES . . 9,881  
 —one-family houses . . . . . 5,819  
 —two-family houses . . . . . 2,563  
 —three-or-more-family houses . . 1,499

This district grew originally with the influx of prosperous families who built their own homes. Single family houses still predominate, although there are many two-family homes and apartments commanding good rents. Apartment construction accounts for

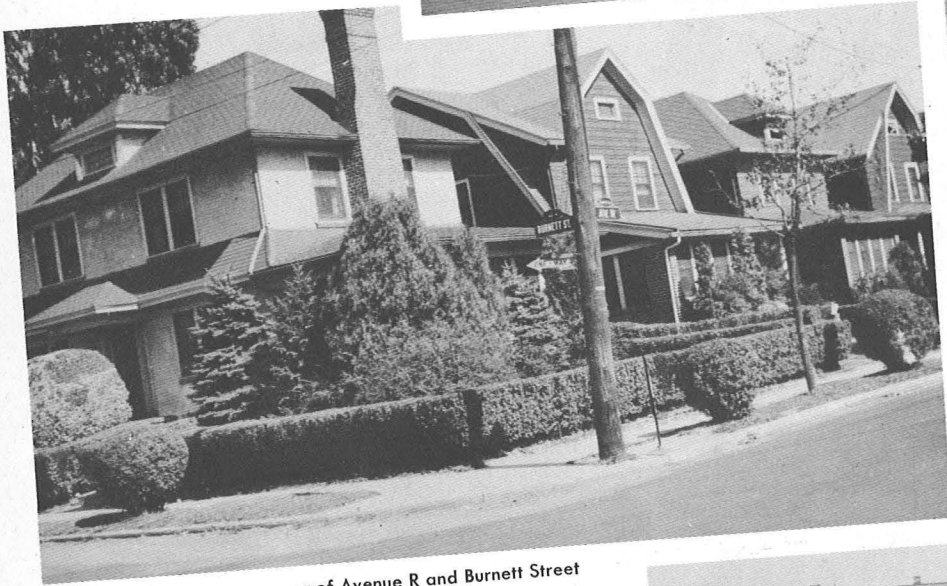
much of the 22 per cent population increase since 1930. Avenue J and Kings Highway are major neighborhood shopping streets, with Avenue M and Coney Island Avenue as secondary business streets.

# BROOKLYN 22

Flatlands



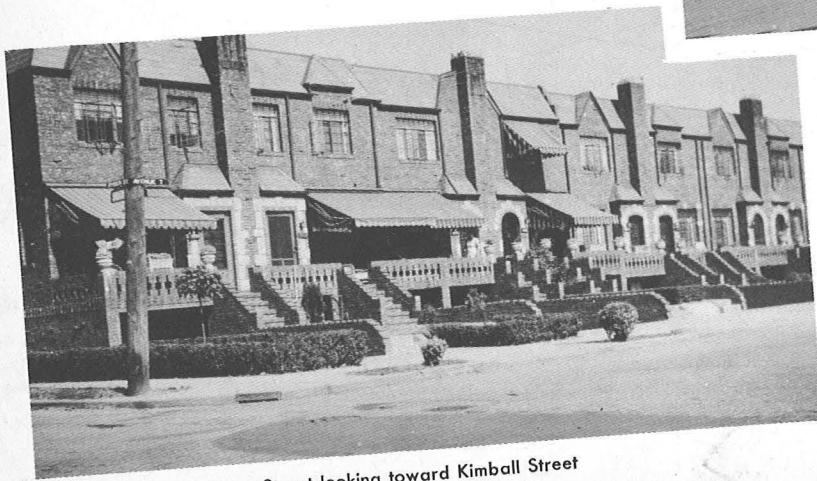
Avenue M and East 32nd Street facing west



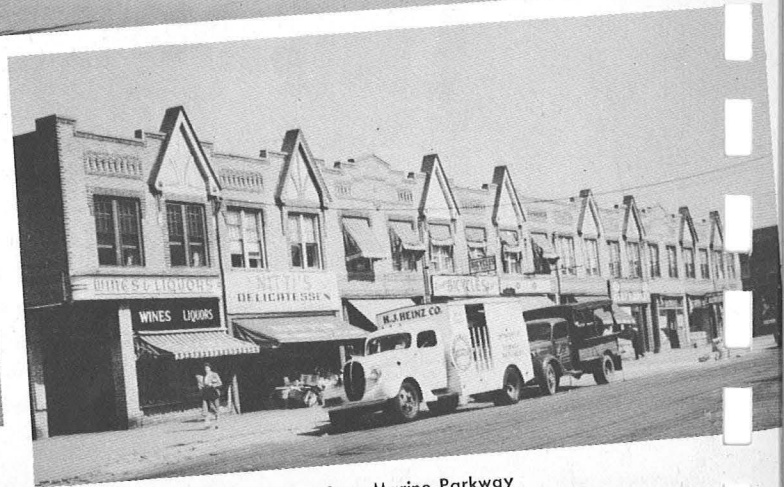
Above: Northeast corner of Avenue R and Burnett Street



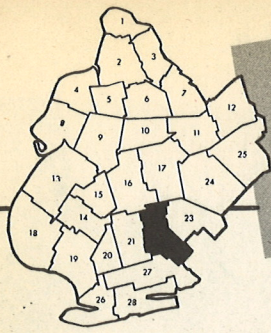
Right: Kings Highway looking west from East 38th Street



Avenue T at Ryder Street looking toward Kimball Street



Quentin Road looking east from Marine Parkway



# NEW YORK CITY MARKET ANALYSIS

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## Flatlands



POPULATION . . . . . 57,396  
*(larger than Waco, Texas)*

Native white . . . . . 47,368  
 Foreign-born white . . . . . 9,728  
 Negro . . . . . 284  
 Other races . . . . . 16

*Europeans of varied origin, with Russian Jews most numerous, make up the foreign-born.*

FAMILIES . . . . . 14,691  
 —owner families . . . . . 7,198  
 —tenant families . . . . . 7,493

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	111
100-149	6,000-9,999	536
75- 99	4,500-5,999	1,736
50- 74	3,000-4,499	6,490
30- 49	1,800-2,999	4,675
40- 49	2,400-2,999	2,680
30- 39	1,800-2,399	1,995
Under 30	Under 1,800	729
Unknown		414

Median family expenditure . . \$3,370  
 Average family expenditure . . \$3,572

RESIDENTIAL STRUCTURES . . 11,160  
 —one-family houses . . . . . 8,809  
 —two-family houses . . . . . 1,822  
 —three-or-more-family houses . . 529

Since 1920, Flatlands has grown from 7,000 to over 57,000 population and today it is an attractive upper and middle-income district. Eighty per cent of the dwellings are one-family homes and two-thirds of the occupants are owners. On Kings Highway there are

some good type apartment houses. There has been considerable new building of one-family homes in the vicinity of Brooklyn Marine Park. The district is almost entirely residential. Flatbush Avenue contains most of the retail outlets.



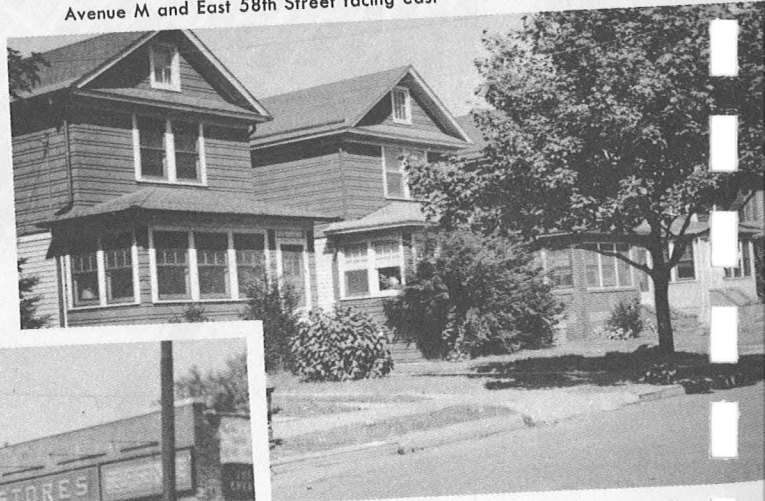
Avenue J looking from East 49th Street toward Utica Avenue



Avenue M and East 58th Street facing east



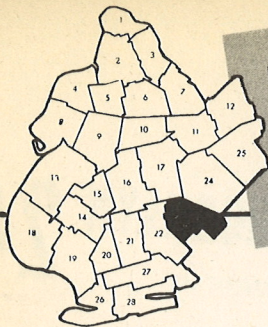
East 72nd Street between Avenue T and Island Avenue



Above: Schenectady Avenue south from Avenue M



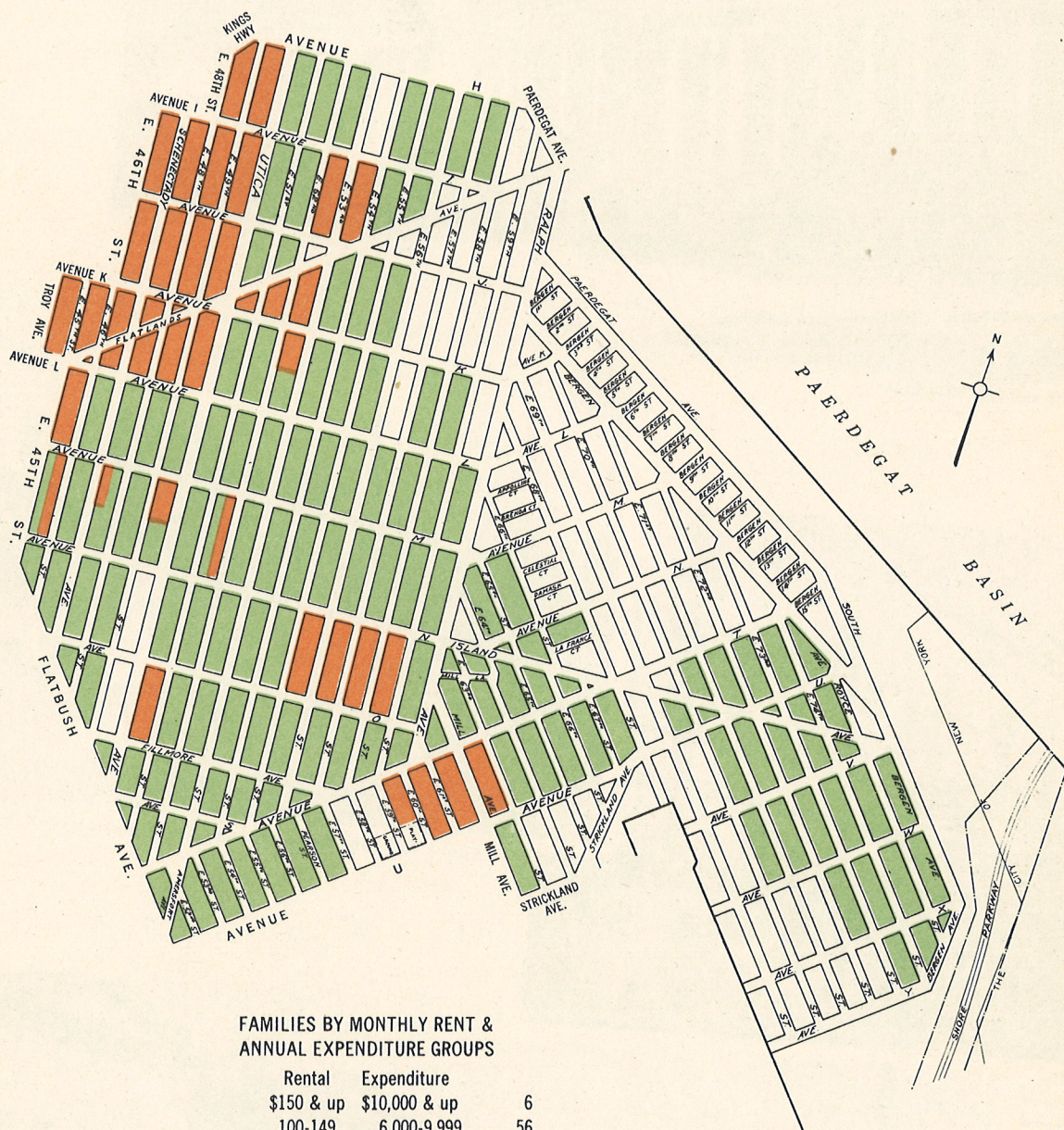
Left: Avenue N looking east from East 59th Street.



# NEW YORK CITY MARKET ANALYSIS

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## Mill Basin



FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	6
100-149	6,000-9,999	56
75- 99	4,500-5,999	201
50- 74	3,000-4,499	1,420
30- 49	1,800-2,999	2,500
40- 49	2,400-2,999	1,139
30- 39	1,800-2,399	1,361
Under 30	Under 1,800	446
Unknown		154

POPULATION . . . . . 20,341  
*(larger than Chillicothe, Ohio)*  
 Native white . . . . . 16,346  
 Foreign-born white . . . . . 3,926  
 Negro . . . . . 43  
 Other races . . . . . 26

*Nearly a third of the foreign-born are Italians, concentrated in the southwest quarter. Balance are mixed Europeans.*

FAMILIES . . . . . 4,783  
 —owner families . . . . . 2,604  
 —tenant families . . . . . 2,179

Median family expenditure . . . . . \$2,668  
 Average family expenditure . . . . . \$2,872  
 RESIDENTIAL STRUCTURES . . . . . 4,228  
 —one-family houses . . . . . 3,468  
 —two-family houses . . . . . 561  
 —three-or-more-family houses . . . . . 199

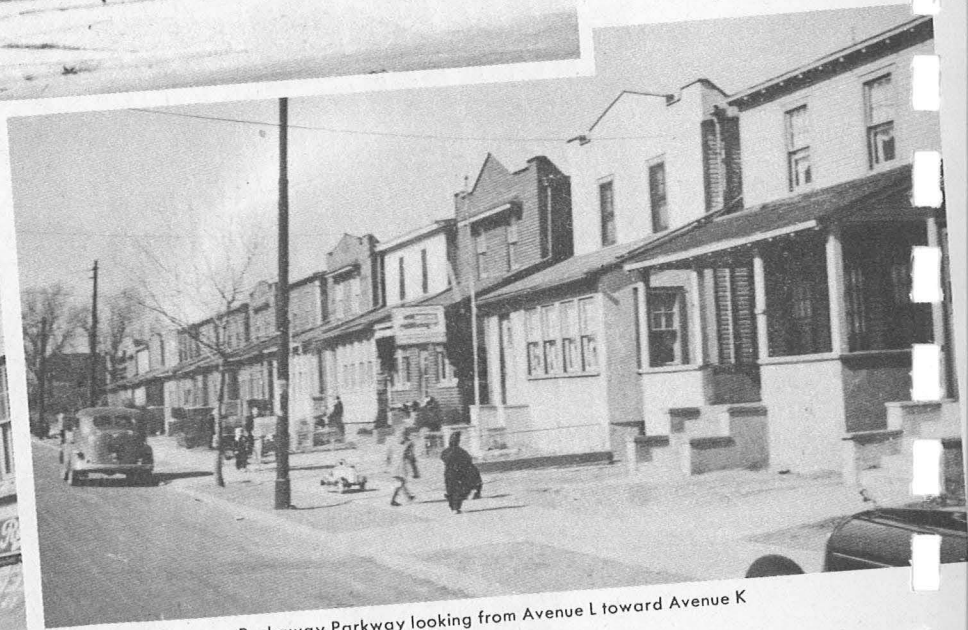
Mill Basin is one of the smaller districts of Brooklyn. It is sparsely populated, and contains large areas of meadow and swamp land. The dwellings are all small houses, mostly one-family homes. Rows of new houses have been built in the area north of Flatlands Avenue. Population has increased 30% in the 1930-1940 decade. The district has few stores. Most of them are on Flatbush Avenue and Avenue N.

# BROOKLYN 24

Canarsie



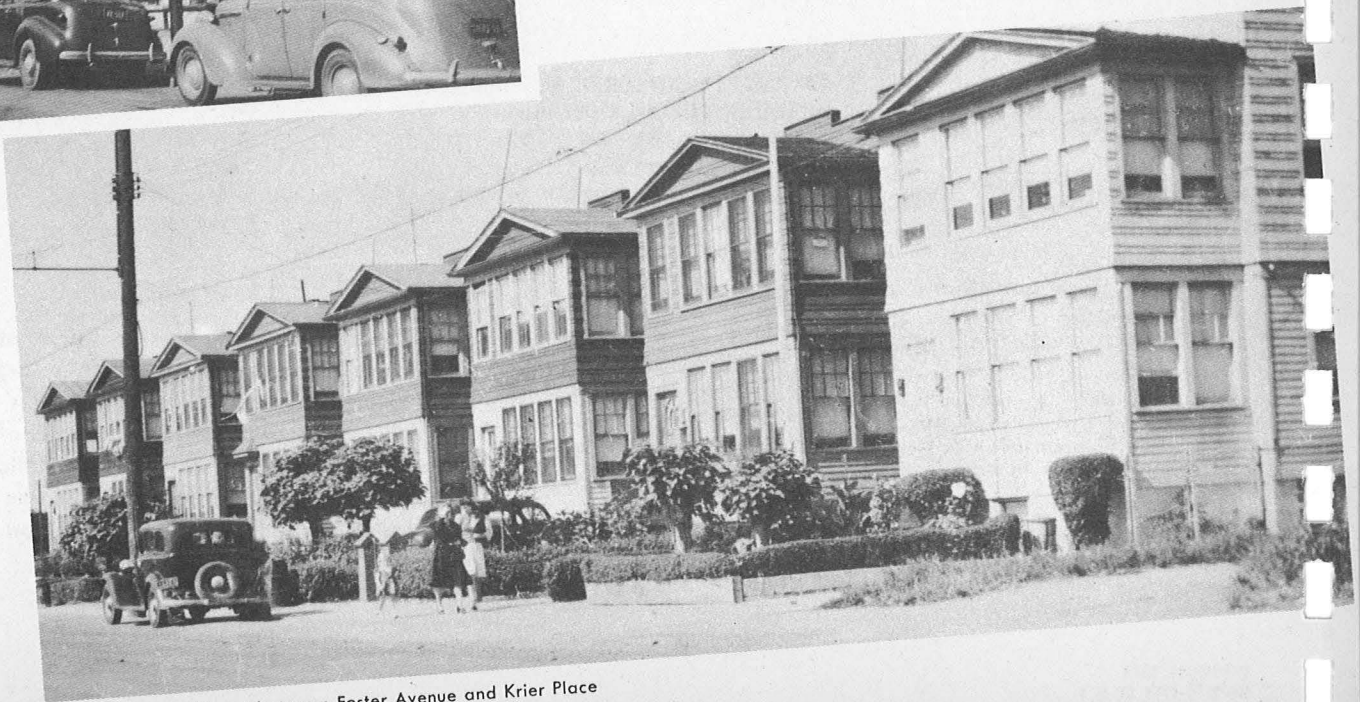
Above: Avenue M and East 89th Street



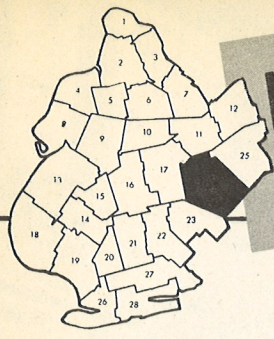
Above: Rockaway Parkway looking from Avenue L toward Avenue K



Above: Rockaway Parkway between Glenwood Road and Farragut Road

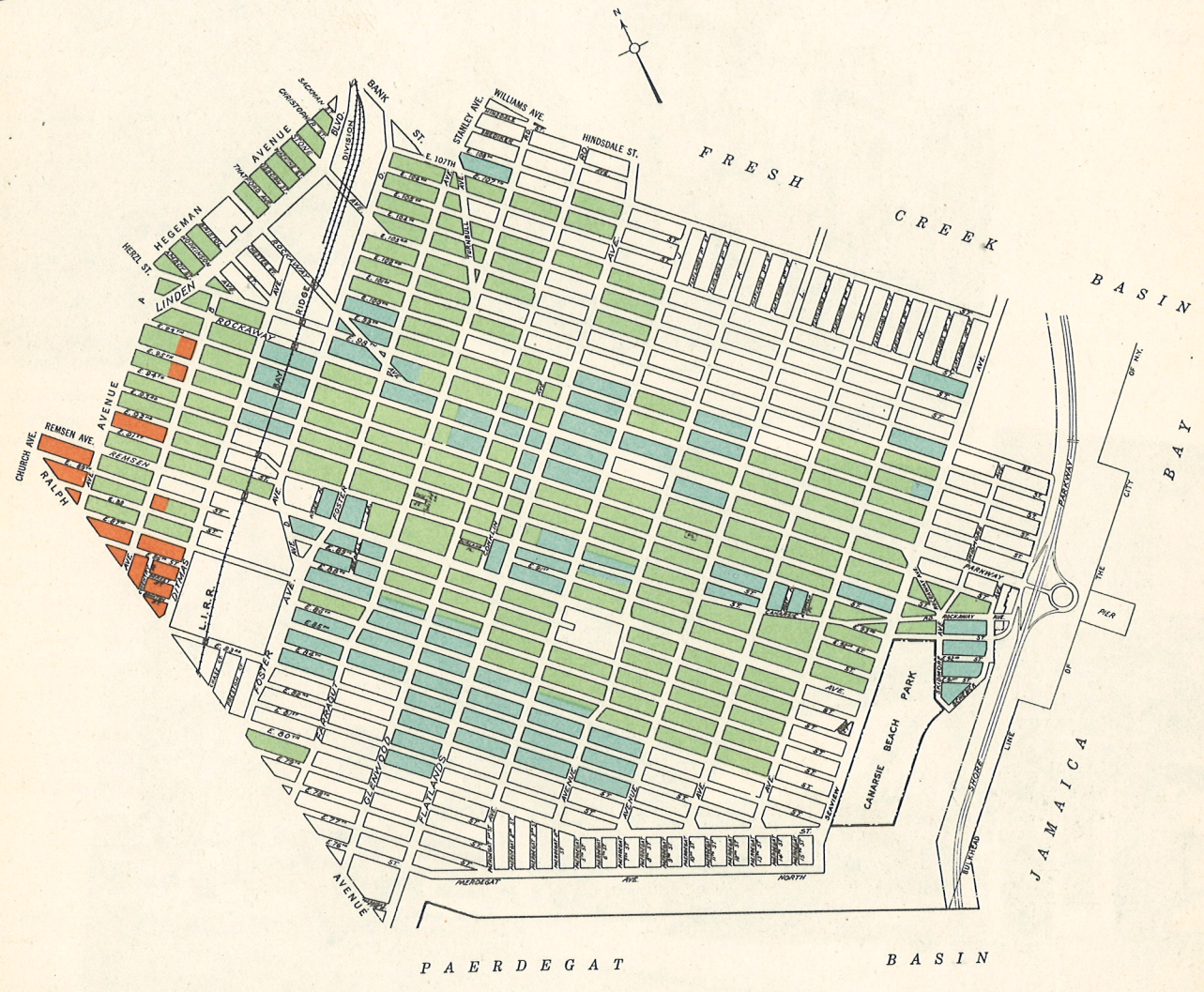


Above: East 92nd Street between Foster Avenue and Krier Place



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Reduced to 3/4 borough scale

This district is sparsely populated; in fact, there are many small truck farms in the portion southeast of Flatlands Avenue. The wide meadows flanking the district are unbroken by streets. However, the district added almost 5,000 population in the 1930-1940 decade. Retail outlets are located on Rockaway Parkway and on Avenue L. Ditmas Avenue contains numerous small industrial establishments.

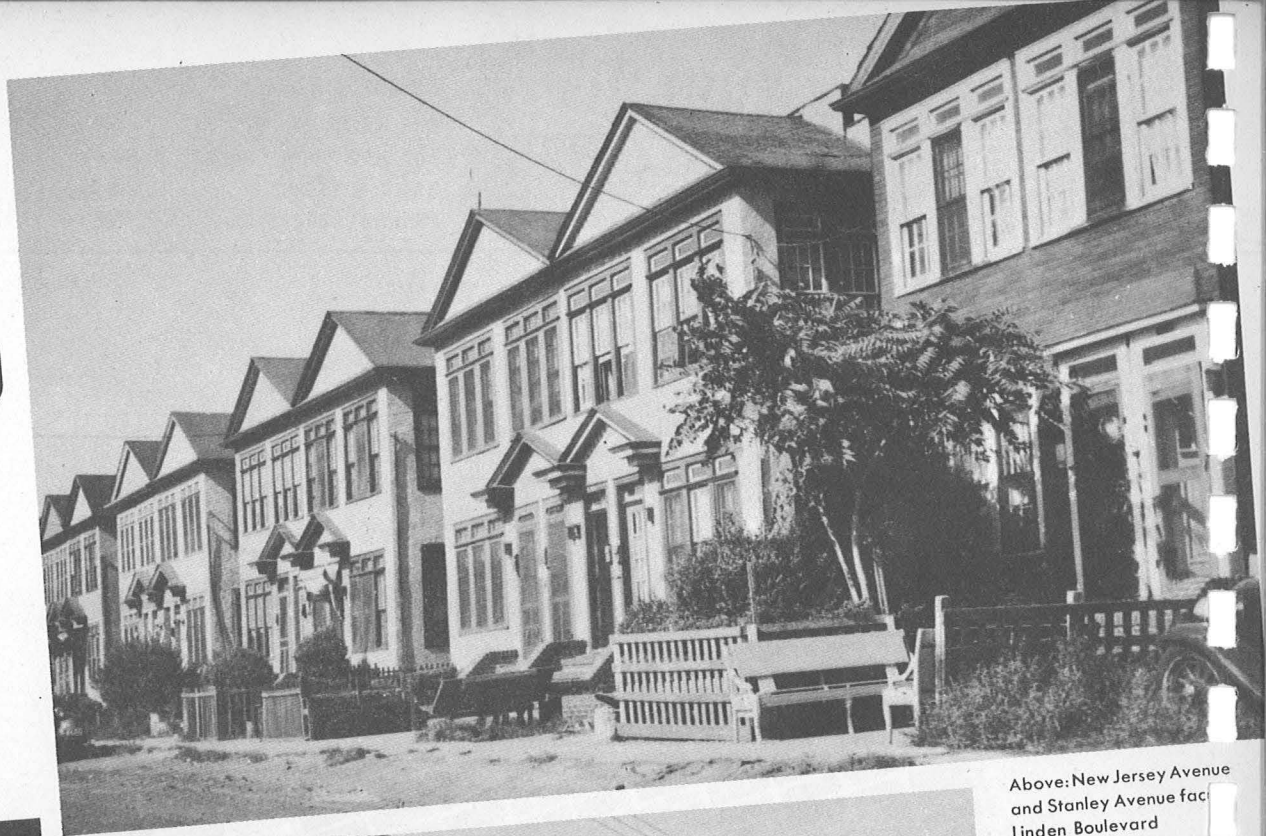
<b>POPULATION</b> . . . . .	30,351
<i>(larger than Everett, Wash.)</i>	
Native white . . . . .	21,974
Foreign-born white . . . . .	8,290
Negro . . . . .	77
Other races . . . . .	10
<i>Over one-third of the foreign-born are Italians; another third are Russian Jews, concentrated to the northwest.</i>	
<b>FAMILIES</b> . . . . .	7,429
—owner families . . . . .	2,766
—tenant families . . . . .	4,663

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

Rental	Expenditure	
\$150 & up	\$10,000 & up	5
100-149	6,000-9,999	24
75-99	4,500-5,999	93
50-74	3,000-4,499	819
30-49	1,800-2,999	4,049
40-49	2,400-2,999	1,205
30-39	1,800-2,399	2,844
Under 30	Under 1,800	2,139
Unknown		300
Median family expenditure . . . . .		\$2,101
Average family expenditure . . . . .		\$2,234
<b>RESIDENTIAL STRUCTURES</b> . . . . .		4,700
—one-family houses . . . . .		2,325
—two-family houses . . . . .		1,766
—three-or-more-family houses . . . . .		609



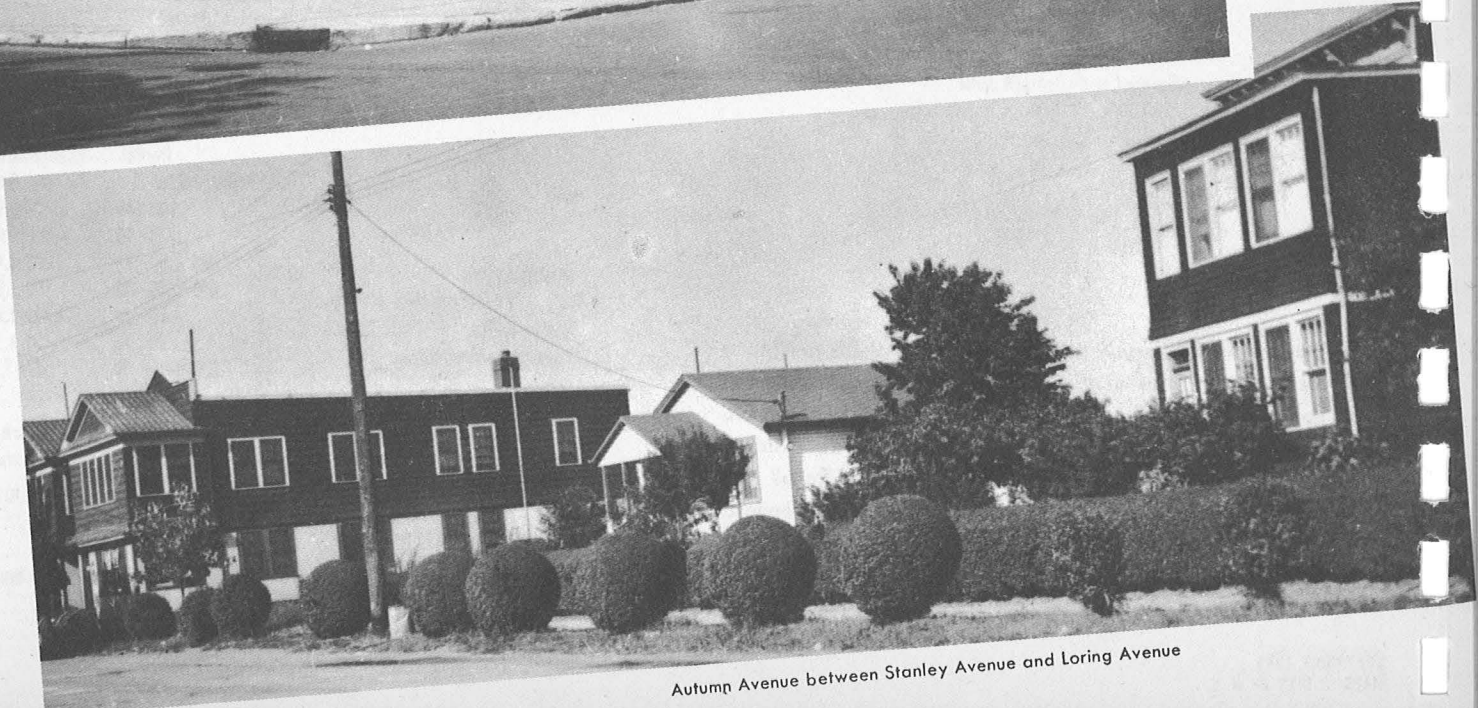
**BROOKLYN 25**  
Spring Creek  
Basin



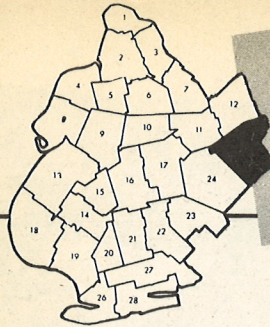
Above: New Jersey Avenue  
and Stanley Avenue facing  
Linden Boulevard



Left: Hegeman Avenue  
and Miller Avenue  
looking west



Autumn Avenue between Stanley Avenue and Loring Avenue



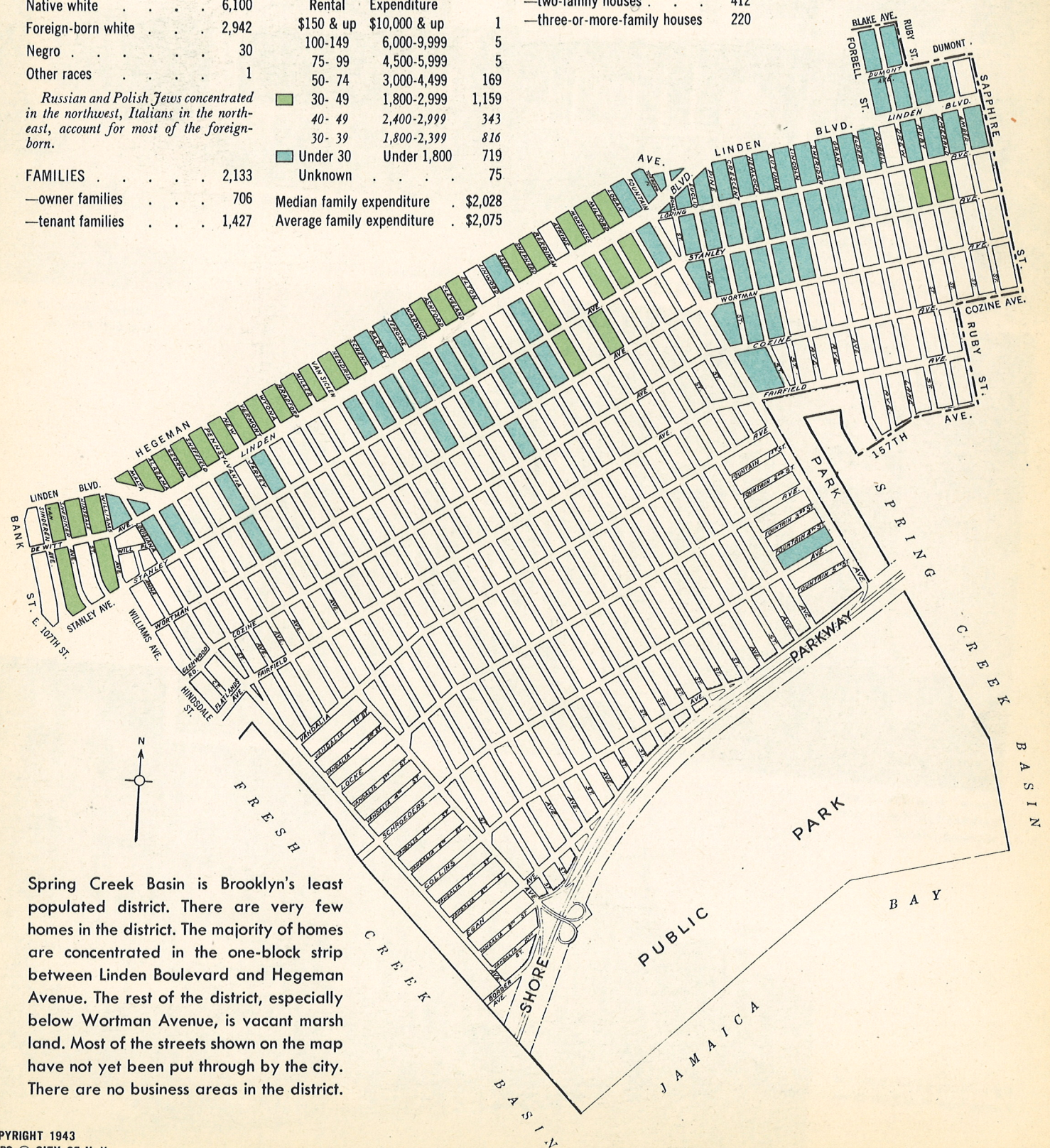
# NEW YORK CITY MARKET ANALYSIS

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**JOURNAL-AMERICAN**

## Spring Creek Basin

POPULATION . . . . .	9,073	FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS	
<i>(larger than Rockland, Maine)</i>			
Native white . . . . .	6,100	Rental	Expenditure
Foreign-born white . . . . .	2,942	\$150 & up	\$10,000 & up
Negro . . . . .	30	100-149	6,000-9,999
Other races . . . . .	1	75- 99	4,500-5,999
<i>Russian and Polish Jews concentrated in the northwest, Italians in the northeast, account for most of the foreign-born.</i>		50- 74	3,000-4,499
FAMILIES . . . . .	2,133	30- 49	1,800-2,999
—owner families . . . . .	706	40- 49	2,400-2,999
—tenant families . . . . .	1,427	30- 39	1,800-2,399
		Under 30	Under 1,800
		Unknown	
		Median family expenditure	\$2,028
		Average family expenditure	\$2,075

RESIDENTIAL STRUCTURES . . . . .	1,126
—one-family houses . . . . .	494
—two-family houses . . . . .	412
—three-or-more-family houses . . . . .	220



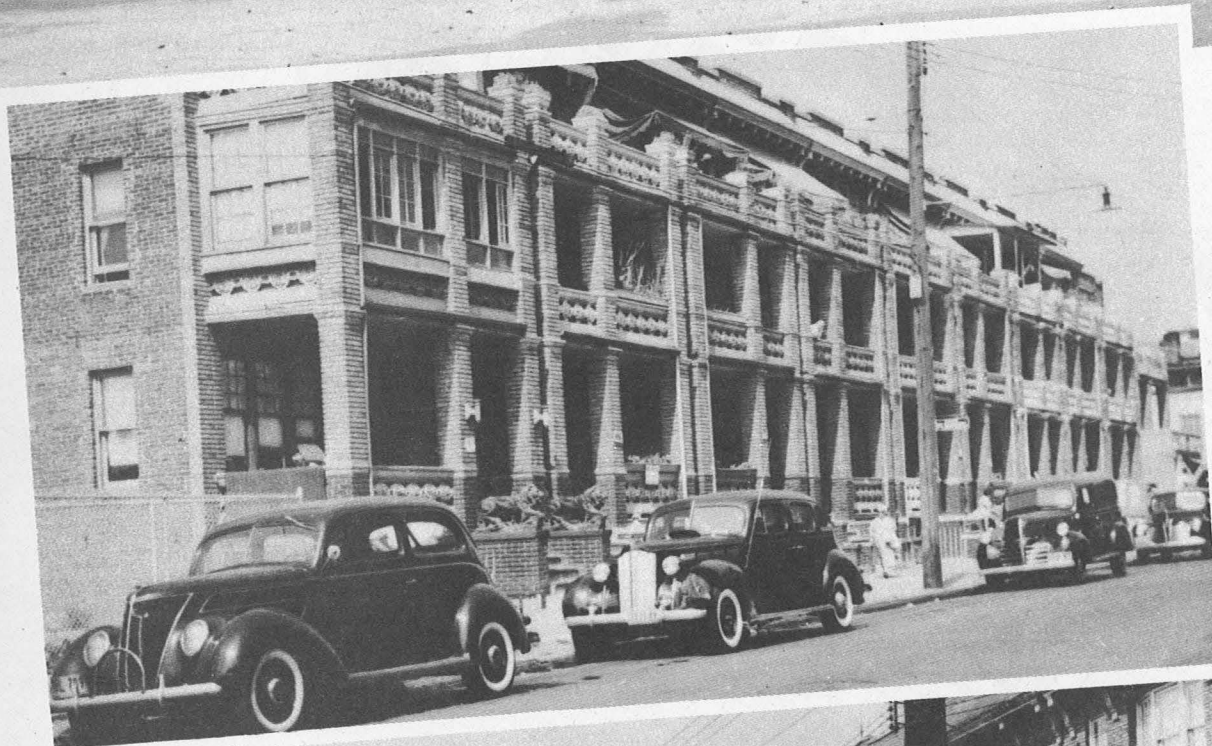
Spring Creek Basin is Brooklyn's least populated district. There are very few homes in the district. The majority of homes are concentrated in the one-block strip between Linden Boulevard and Hegerman Avenue. The rest of the district, especially below Wortman Avenue, is vacant marsh land. Most of the streets shown on the map have not yet been put through by the city. There are no business areas in the district.

# BROOKLYN 26

Sea Gate



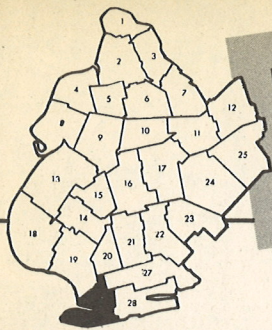
Above: Corner of Atlantic and Surf Avenues



Above: West 21st Street between Surf Avenue and Mermaid Avenue



Right: Facing west on Mermaid Avenue from West 24th Street



# NEW YORK CITY MARKET ANALYSIS

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 THE NEWS  
 THE NEW YORK TIMES  
 DAILY MIRROR  
 JOURNAL-AMERICAN

POPULATION . . . . . 43,205  
*(larger than Jamestown, N. Y.)*

Native white . . . . . 26,502  
 Foreign-born white . . . . . 15,980  
 Negro . . . . . 651  
 Other races . . . . . 72

*Russian and Central European Jews in the south central sector, and Italians to the north, make up most of the foreign-born.*

FAMILIES . . . . . 11,641  
 —owner families . . . . . 1,691  
 —tenant families . . . . . 9,950

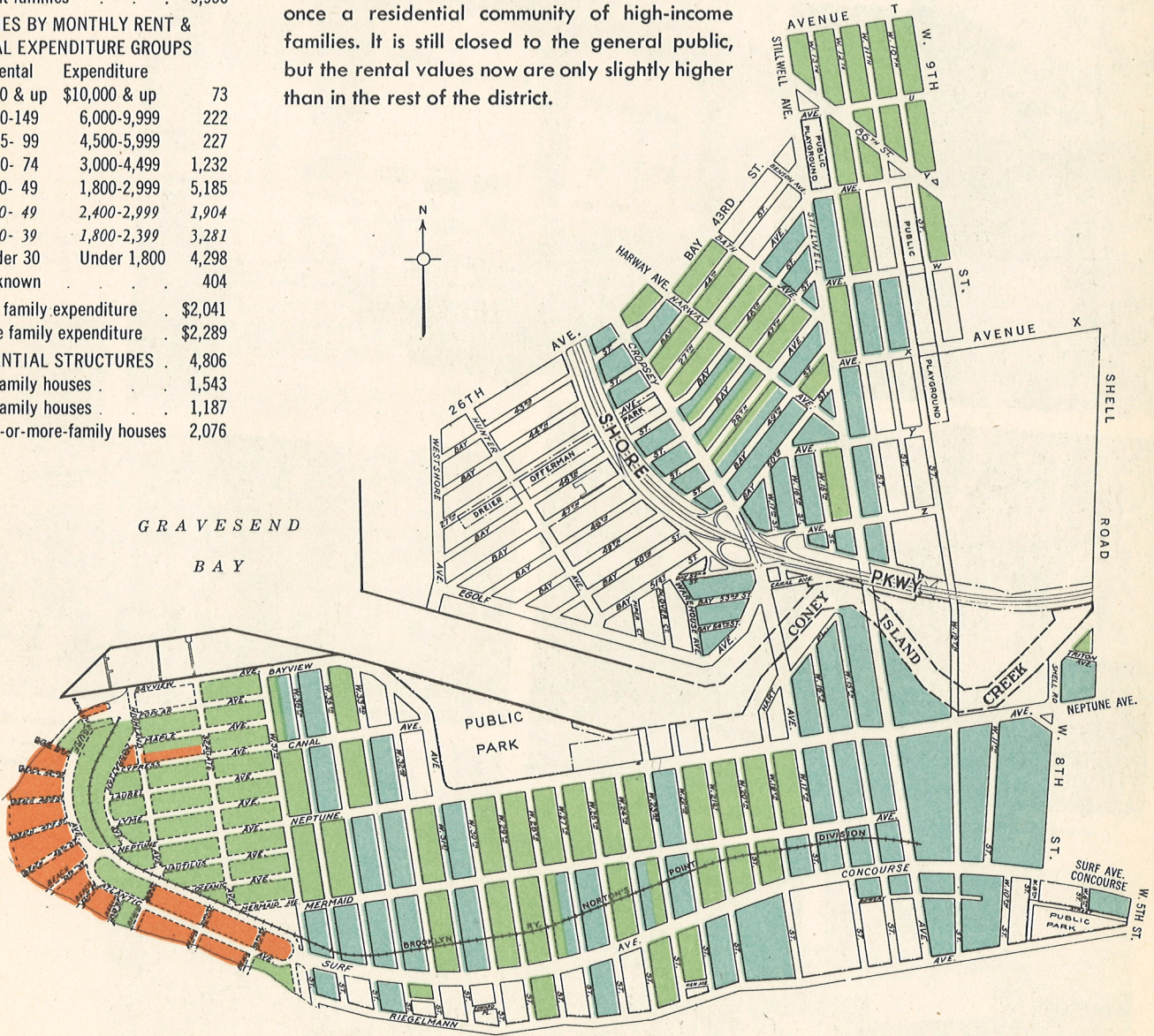
FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	73
100-149	6,000-9,999	222
75- 99	4,500-5,999	227
50- 74	3,000-4,499	1,232
30- 49	1,800-2,999	5,185
40- 49	2,400-2,999	1,904
30- 39	1,800-2,399	3,281
Under 30	Under 1,800	4,298
Unknown		404

Median family expenditure . . . \$2,041  
 Average family expenditure . . . \$2,289

RESIDENTIAL STRUCTURES . . . 4,806  
 —one-family houses . . . . . 1,543  
 —two-family houses . . . . . 1,187  
 —three-or-more-family houses . . . 2,076

The northern part of this district is sparsely settled. The southern half may be host to a million people on a hot Sunday in summer. For here is that portion of Coney Island containing the amusements and most of the beach. Neptune Avenue is the main shopping street and is filled with shops and stands catering to the amusement crowds. On the side streets, to the north of Neptune, are many cheap summer bungalows. Sea Gate, on the western tip of the island, was once a residential community of high-income families. It is still closed to the general public, but the rental values now are only slightly higher than in the rest of the district.



A T L A N T I C O C E A N

# BROOKLYN 27

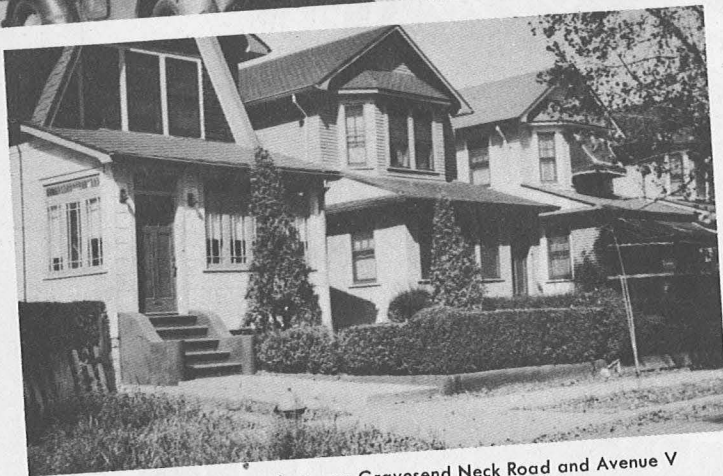
Neck Road



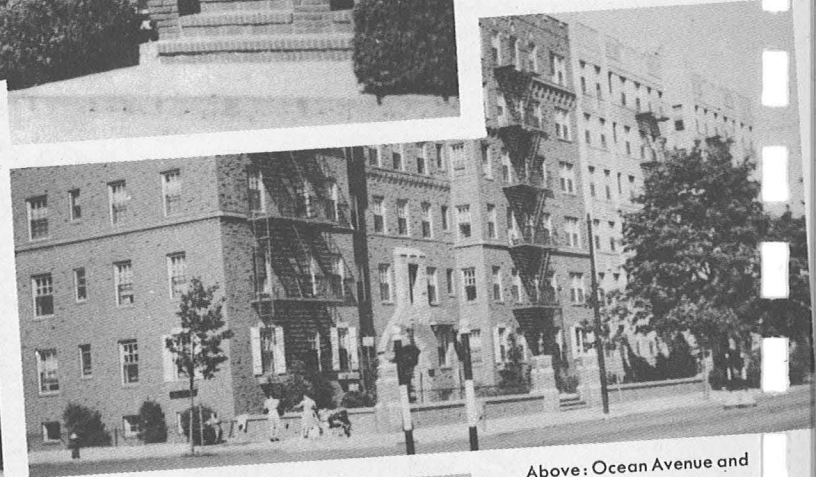
Above: Northeast corner of Avenue Y and East 27th St.



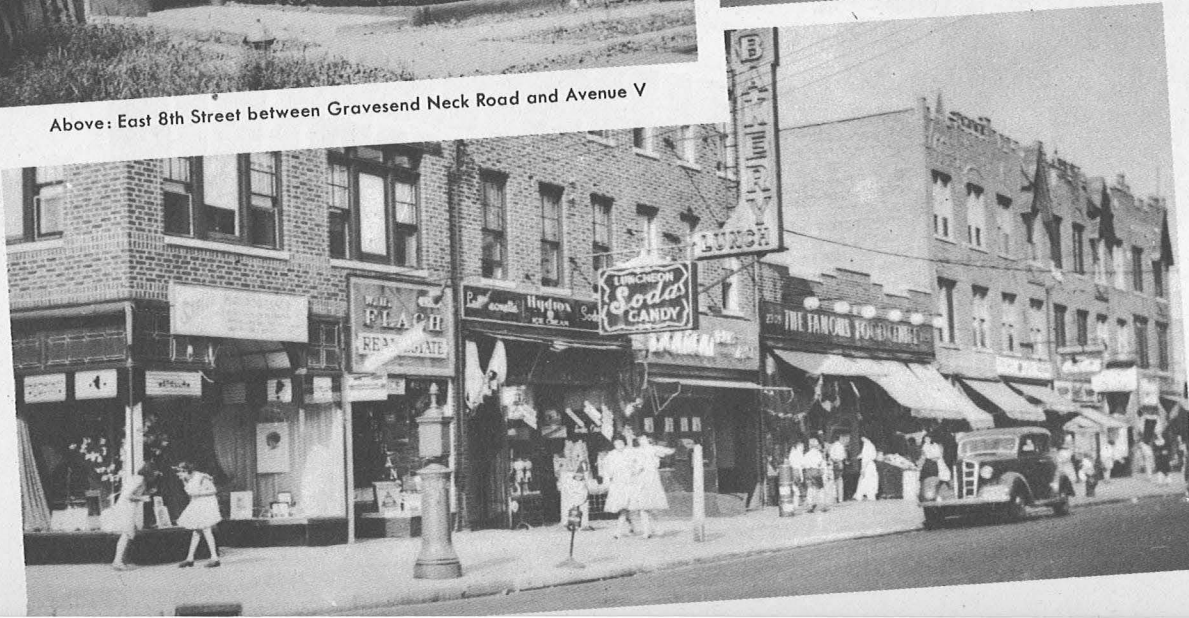
Left: Avenue W between East 1st Street and West Street



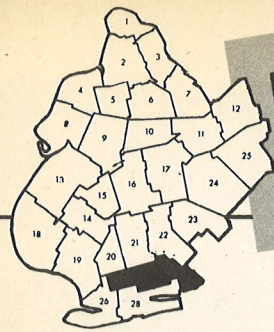
Above: East 8th Street between Gravesend Neck Road and Avenue V



Above: Ocean Avenue and Avenue W facing Gravesend Neck Road



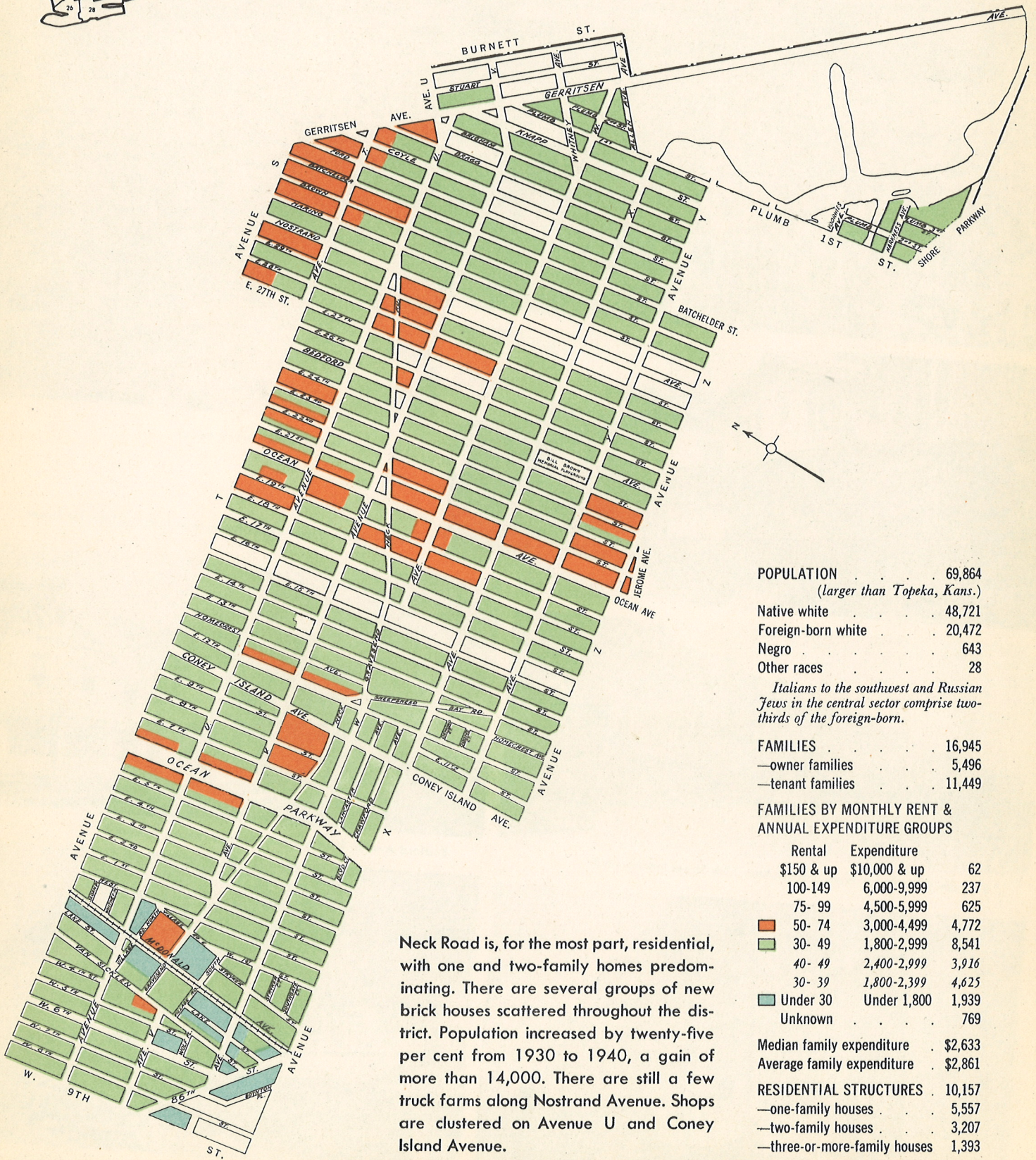
Left: Facing east from Avenue U and East 23rd Street



# NEW YORK CITY MARKET ANALYSIS

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## Neck Road



Neck Road is, for the most part, residential, with one and two-family homes predominating. There are several groups of new brick houses scattered throughout the district. Population increased by twenty-five per cent from 1930 to 1940, a gain of more than 14,000. There are still a few truck farms along Nostrand Avenue. Shops are clustered on Avenue U and Coney Island Avenue.

**POPULATION** 69,864  
*(larger than Topeka, Kans.)*

Native white	48,721
Foreign-born white	20,472
Negro	643
Other races	28

*Italians to the southwest and Russian Jews in the central sector comprise two-thirds of the foreign-born.*

**FAMILIES** 16,945

—owner families	5,496
—tenant families	11,449

**FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS**

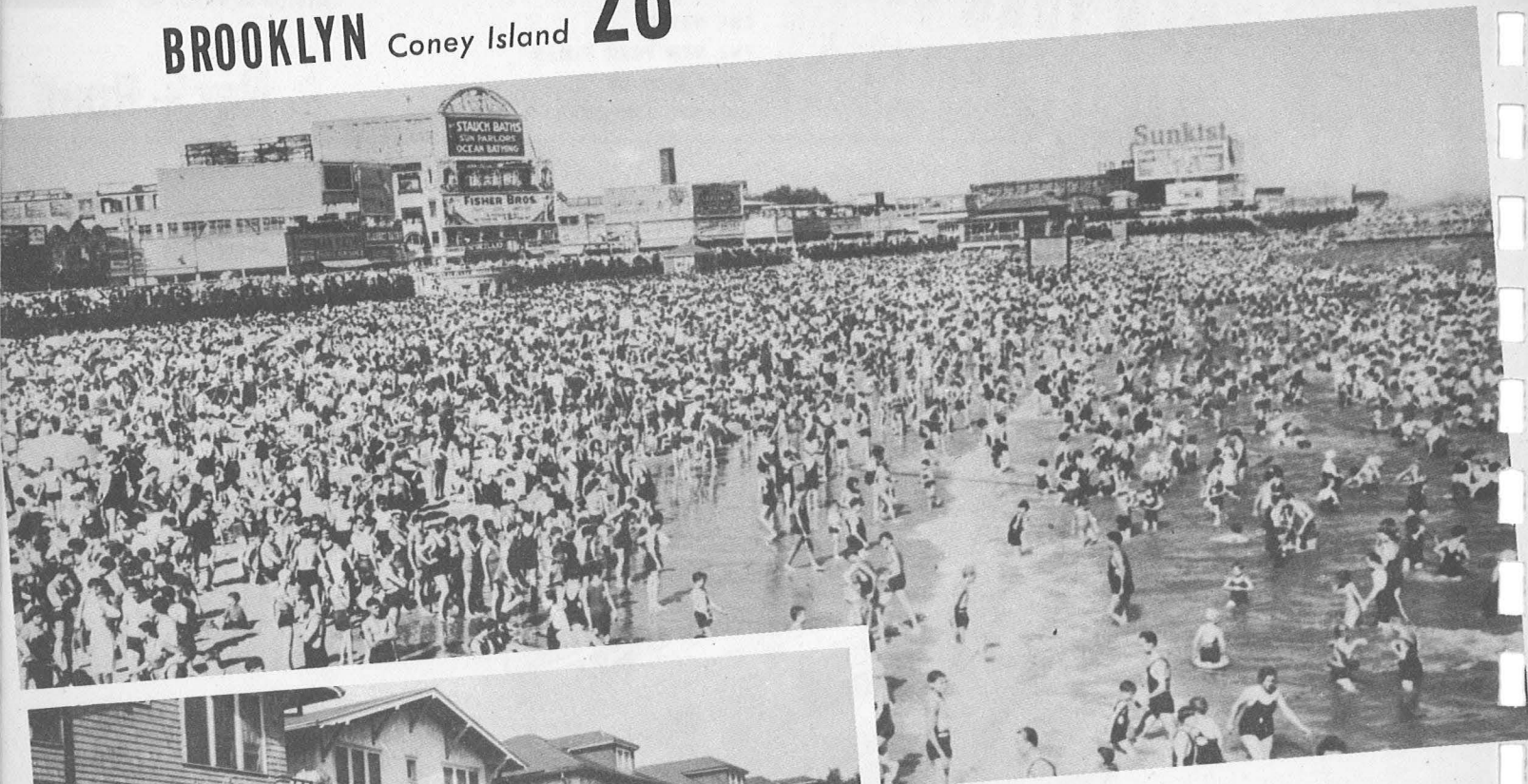
Rental	Expenditure	
\$150 & up	\$10,000 & up	62
100-149	6,000-9,999	237
75- 99	4,500-5,999	625
50- 74	3,000-4,499	4,772
30- 49	1,800-2,999	8,541
40- 49	2,400-2,999	3,916
30- 39	1,800-2,399	4,625
Under 30	Under 1,800	1,939
Unknown		769

Median family expenditure	\$2,633
Average family expenditure	\$2,861

**RESIDENTIAL STRUCTURES** 10,157

—one-family houses	5,557
—two-family houses	3,207
—three-or-more-family houses	1,393

# BROOKLYN Coney Island 28



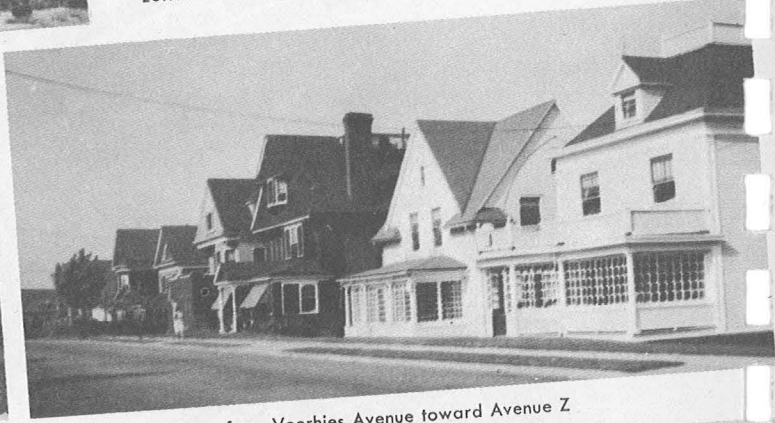
Above: View of Coney Island beach



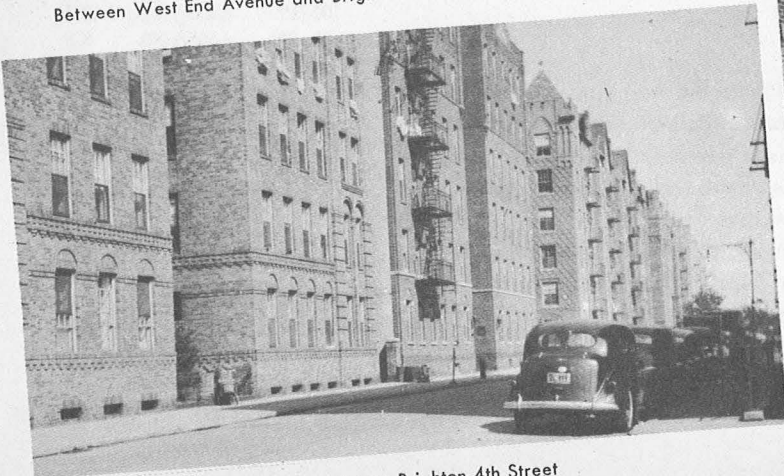
Left: Ocean View Avenue facing east from Brighton 1st Street



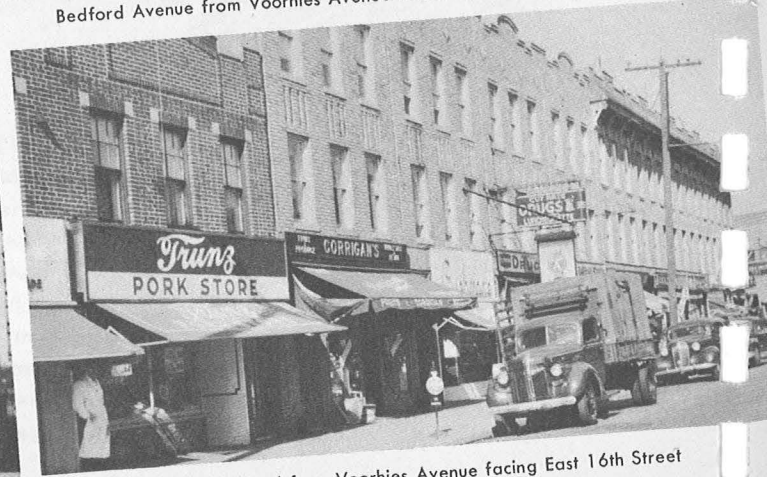
Between West End Avenue and Brighton 12th Street looking north



Bedford Avenue from Voorhies Avenue toward Avenue Z



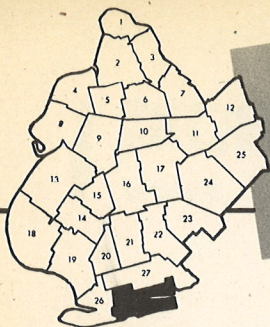
Brightwater Court looking east from Brighton 4th Street



Sheepshead Bay Road from Voorhies Avenue facing East 16th Street

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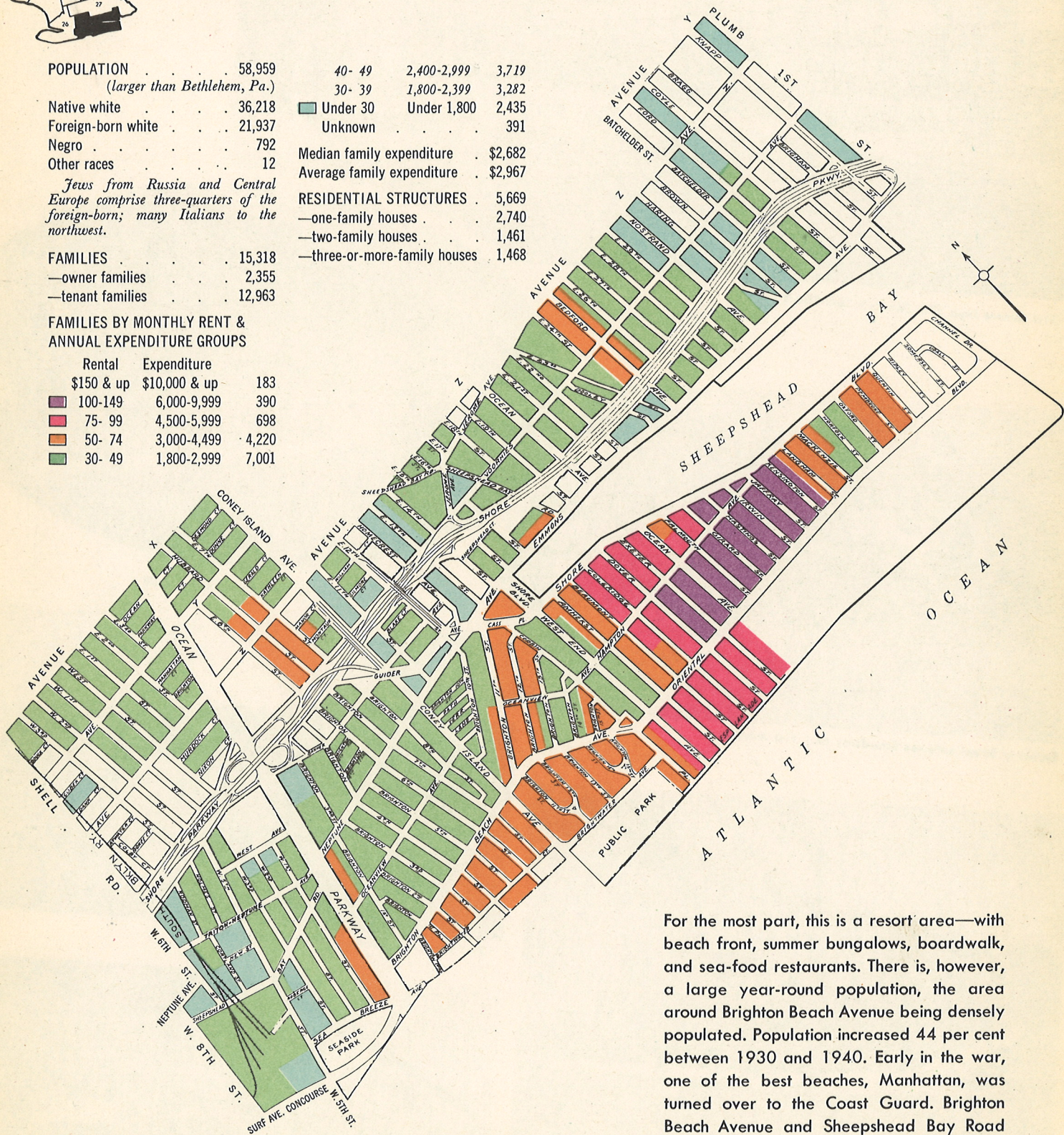
# NEW YORK CITY MARKET ANALYSIS



POPULATION . . . . .	58,959	40- 49	2,400-2,999	3,719
(larger than Bethlehem, Pa.)		30- 39	1,800-2,399	3,282
Native white . . . . .	36,218	Under 30	Under 1,800	2,435
Foreign-born white . . . . .	21,937	Unknown		391
Negro . . . . .	792	Median family expenditure		\$2,682
Other races . . . . .	12	Average family expenditure		\$2,967
<i>Jews from Russia and Central Europe comprise three-quarters of the foreign-born; many Italians to the northwest.</i>				
FAMILIES . . . . .	15,318	RESIDENTIAL STRUCTURES	5,669	
—owner families . . . . .	2,355	—one-family houses . . . . .	2,740	
—tenant families . . . . .	12,963	—two-family houses . . . . .	1,461	
		—three-or-more-family houses	1,468	

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	183
100-149	6,000-9,999	390
75- 99	4,500-5,999	698
50- 74	3,000-4,499	4,220
30- 49	1,800-2,999	7,001



For the most part, this is a resort area—with beach front, summer bungalows, boardwalk, and sea-food restaurants. There is, however, a large year-round population, the area around Brighton Beach Avenue being densely populated. Population increased 44 per cent between 1930 and 1940. Early in the war, one of the best beaches, Manhattan, was turned over to the Coast Guard. Brighton Beach Avenue and Sheepshead Bay Road are the most important business streets. The amusements are concentrated on Surf Avenue.