

Steady Realty Market Advance Expected to Continue This Year

(Editor's note: This is the last of four reports of the real estate market made by the National Association of Real Estate Boards.)

There is every indication that the national real estate market will maintain very much the same steady advance this year as it has for the past decade, according to the 42d semi-annual survey released today by the National Association of Real Estate Boards.

Reversing the experience of World War I, when it ran the gamut of ups and downs, the present wartime market has shown no spectacular movement in any direction, and from local real estate boards reports in 376 cities it is fairly certain that there will be no radical market changes.

Representing the carefully checked data and opinion of realtors in those cities, the survey is the second one completed during the war. This is the 21st year it has been made, during which time it has become the recognized, factual index of the realty market.

Steady Demand Expected.
Continuation of the current strong demand for all types of property is expected in 84 per cent of the reporting cities. Increased demand is expected in 53 per cent of them and a growing scarcity of property is the most generally reported deterrent to sales.

Residential prices are expected to stiffen further in 78 per cent of the cities and maintain the present level in 98 per cent.

Prices for downtown business property and volume of sales are expected to increase as we get nearer to the resumption of some civilian production. A price rise is expected this year in 36 per cent of the reporting communities and 96 per cent of them feel that at least the present level will be held.

Purchase of vacant lots for home sites is expected to revive as we get nearer to the possibility of civilian home building. Greater purchasing volume is expected in the remainder of this year in 38 per cent of the cities.

Many Areas Lack Plans.
In only 34 per cent of the reporting cities are plans as yet being made for new home areas. In war industry areas, however, where war housing is still under way, 38 per cent have such plans.

Rents for business property have

presumably gone through their most severe wartime strain. Where business rents are on a percentage basis, the rent total is increasing, an indication of the bettered condition for retail merchandising. Somewhat higher business rents are anticipated in 20 per cent of the reporting cities, and only 9 per cent look to a further wartime decline in use of business properties and in business rents.

U. S. Offices Factor.
Office building space in those cities where the Federal Government is a renter is expected to be affected when and if Government occupancy ceases. If occupancy continues as it now is, office prices will go up. But for the remainder of the year no further change is expected in 84 per cent of the cities.

War industry areas now begin to be less stable than the national average. In some activity is increasing; in others it is decreasing. Shortage of retail business space is reported in 17 per cent of war areas. Office space is reported short in 15 per cent of the war industry areas.

Inability to proceed with improvements is retarding sales of business property. Operating costs in office property are a serious wartime problem.

More and more money is available for the financing of real estate investment. This, combined with wartime strictures against civilian construction and the consequent scarcity of desirable moderately-priced residences, is a sustaining force to the real estate market expected to continue. Capital is actively seeking real estate mortgage loans in 94 per cent of the cities.

Interest Rates Hold.
Mortgage interest rates hold as they were a year ago in 65 per cent

Permits for New Buildings Hit Zero in D. C.

Not a single permit for new construction was issued this week by the District of Columbia. Though new building has been dropping off rapidly and steadily for the last year, this is the first time that records for the last four years indicate permits granted only for repair, remodeling and additions.

Totals for the week show 22 permits granted amounting to \$32,726. Last week's total was \$37,620, with over \$77,000 of this amount for new construction.

Of the cities, but 33 per cent report falling rates and only 2 per cent show a tendency to rise. The falling rates are reported in 42 per cent of the Central Atlantic cities, 40 per cent of the Great Lakes cities, 40 per cent of the South-Central cities. Significantly, interest rates are dropping in 46 per cent of the reporting cities of over 100,000 population.

Commonest rate for first mortgages on moderately-priced homes is 5 per cent. It is the No. 1 rate in 53 per cent of the cities. The larger the city, the lower the average prevailing interest rate. In the very largest cities the 4½ per cent rate is definitely commonest. But

elsewhere a 6 per cent rate is commoner than an under-5 per cent rate. Regional variations persist. The 5 per cent rate is by far the commonest in New England and in the Central Atlantic States and the Great Lakes States. It is the commonest rate in the North-Central States and in the Northwest States. But in the Southeast States the 6 per cent rate has the edge. In the South-Central States the 5 per cent rate is barely ahead of the 6 per cent rate. In the Southwest the 6 per cent rate is by far the commonest.

Architects Will Sponsor Film Showing Wednesday

Plastics, the "wonder material of today and tomorrow" will be the subject matter of a technicolor film shown under the sponsorship of the Association of Federal Architects Wednesday, June 7, at the Interior Auditorium.

Selling Your House?

For Quick and Reliable Service Call
Arlington Realty Co.
REALTORS
2204 Wilson Blvd. Glebe 1900

Licenses to Sell Real Estate in D. C. Granted

During the past week the Real Estate Commission of the District of Columbia issued licenses as real estate brokers to Natalie Keeney Phillips, 1152 National Press Building, and Douglas W. Harrington, 1018 Vermont Avenue N.W. Licenses as real estate salesmen were issued to Roy E. Backus, 1129 Vermont Avenue N.W.; Cicily M. Gregory, 5815 Baltimore Avenue.

Capitol Hill 8 Rms. 2 Baths 115 6th St. S.E.

Near 6th and East Capitol Sts., an attractive home that has large parlor, middle room, dining room, kitchen, bath and 8 bedrooms. Large master bedroom, 2nd floor. Large masonry brick. 20x25 on rear lot with entrance to street. Suitable for plumbing shop, carpentry shop, etc. E. of Sun. Phone Georgia 9084. Mr. Adams.
Open Sunday 1 to 6
L. T. Gravatte
729 15th St. Realtor NA. 0753

SMALL ESTATE 5524 Charles Bethesda, Md.

154-foot fronting on Old Georgetown road by 400 feet on Charles St. Colonial frame home: contains reception hall, living room (large fireplace), sun porch, dining room with fireplace, butler's pantry, and kitchen, rear screened porch. Spacious master bedroom (open fireplace), adjoining screened deck porch. Also 3 other bedrooms and 2 bathrooms. Finished attic, 3 rooms. Oil heat, double garage with service quarters. Also single garage. Vacant. Immediate possession.
For Appointment to Inspect Call Owner, Columbia 1973

CHARMING BRICK BUNGALOW "Going to Be Sold"—\$8,950



OWNER IN SERVICE SELLING FOR LESS THAN HIS COST

Open Sunday 10 a.m. to 6 p.m.

Directions: Drive out Mass. Ave. beyond Westmoreland Circle to Walhonding Road (which is first left turn beyond railroad underpass) 3 blocks to home.

6104 WALHONDING RD. (Mass. Ave. Extended)

Just 2 years old, this home is by far the best value we have been able to offer in a long while. It includes living room, 2 bedrooms and bath and large all-electric kitchen on 1st floor. There are 2 paneled recreation rooms with asphalt tile floor in ground-level basement. Attractive rear yard inclosed by picket fence. Now vacant.

927 15th St. FRANK S. PHILLIPS DI. 1411

We have several clients for good 6 and 7 room homes (in N.W. D. C. and Md. areas)

Call **MR. FLORA**
WI. 2388
with **EDMUND J. FLYNN**
RE. 1218

Attractive Brick Home
In Chevy Chase, D. C.
VACANT—QUICK POSSESSION
3407 Fessenden St. N.W.

A delightful and convenient neighborhood, a center-hall planned home ideally appointed with large living room, dining room, kitchen and den on first floor; 4 bedrooms, bath and tiled lavatory on second floor; oil heat, refrigerator, attic, brick garage. Lot 135 feet deep. Evening or Sunday Phone Mr. Gordon, Woodley 1935.

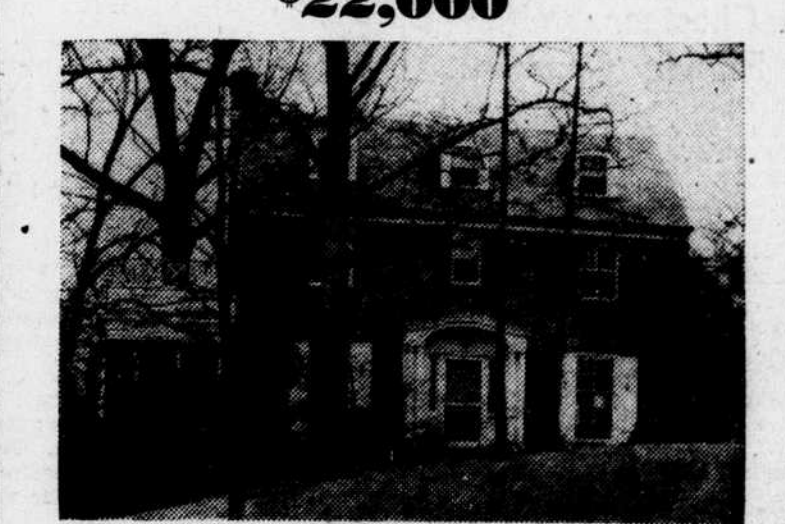
Open Sunday, 1 to 6 P.M.
L. T. Gravatte
729 15th St. Realtor NA. 0753

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It's a practical plan, to simply figure the rent you have paid during the past five years—and you'll see in black and white then, how much you could have been paying on your home. Ask us about our Home-Financing Plan. No obligations!

NORTHERN LIBERTY BUILDING ASSOCIATION
511 7th Street N.W.
NA. 8171

Price Substantially Reduced \$22,000



1735 Holly Street N.W.
Possession with Settlement

This attractive center-hall brick Colonial home on edge of Rock Creek Park, large wooded lot with frontage of 80 feet. Spacious living room opening on formal garden, screened porch, library on the first floor; 3 large bedrooms, 2 baths on 2nd floor; maid's room, bath, storage space on 3rd floor; large recreation room, gas heat, double brick garage.

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Geo. W. Linkins Co.
1 Dupont Circle
Exclusive Agent Decatur 1200

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REAL ESTATE LOANS

FIRST TRUSTS to finance or refinance homes in the District or nearby Maryland and Virginia.

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Straight Loans or Monthly Payments

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7th & D Sts. N.W.
17th & H Sts. N.W.

Vacant
Modern Detached Brick
5508 Fairglen Rd. Bethesda
\$14,500

This house is only about 2 years old and has just been redecorated. It has 6 rooms, 2 baths, garage, gas heat and is on a nice lot. Reasonable terms may be arranged.

Open Sunday 2 to 6
West on Bradley Blvd. to Wisconsin Ave. to Fairglen Rd., left 1 block to Fairglen Rd.

Wm. H. Saunders Co., Inc.
Established 1887
DI. 1015 Realtors 1519 K St.

Silver Spring, Md. 9304 Colesville Rd.

Center hall brick residence of 6 rooms, 1 bath, built-in garage, located on a two-bus line thoroughfare and situated on a beautiful lot.

Wide center hall, large living and dining rooms, modern kitchen, 3 bedrooms, 1 bath, coal hot-water heat, large end screened porch, interior and exterior of house in excellent condition, beautiful mature trees, including fruit trees, shrubs, flowers, arbor and garden; lot approximately 50x155.

Exceptional Value—Reasonably Priced

Open Sunday 12 to 7
Chevy Chase Realty Co.
3403 Conn. Ave. EM. 1800

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Phone National 1703
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FOR SALE TO SETTLE ESTATE
Country Properties in the Vicinity of Historic Fredericksburg, Virginia

1—"Shelbourne": 91 acres, 30 acres open land, 35 acres in timber and 15 wild land for game cover and breeding ground. An attractive 7-room, 3-bath, frame residence and 4-room and bath cottage are so placed as to command an excellent view. Price \$15,000.

A SIMPLE COUNTRY HOME

2—"Mount Stuart": a gentleman's estate of 190 acres of scenic land overlooking the Potomac River, improved by a Colonial frame residence of 12 rooms and 5 baths; 4-room and bath cottage situated in a delightful setting of fine trees and shrubs. Price \$17,000.

SECLUDED AND RESTFUL

3—"Kenilworth": is best suited for a Private School, Inn or Tavern, as it is situated about 8 miles from Fredericksburg, on Route 1 between Fredericksburg and Richmond. Spacious rooms and wide verandas with appealing columns. There are 400 acres, 70 acres of young pine, 300 acres of timber (being cruised). About 15 acres around the residence and cottage are in meadow. Price \$19,000.

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FRANCES POWELL HILL—1606 20th St. N.W.
Phone: Decatur 3423—Res.: Ordway 8864

SPACIOUS 6 BEDROOM, 3 BATH HOME
Just Off Conn. Ave. at Chevy Chase Circle
NEAR BLESSED SACRAMENT CHURCH
3775 OLIVER ST.—\$16,950

An ideal home for the large family in one of Washington's most popular residential sections. Churches, schools, express bus transportation, shopping area, etc., all within a block or so. Owner has taken excellent care of this home which includes a new heating plant, storm windows and doors, heavy rock wool insulation, 2-car garage.

1st Floor—paneled living room, large music room or sitting room, enclosed, heated sun porch, large dining room with fireplace, kitchen and pantry.

2nd Floor—4 bedrooms and 2 baths.

3rd Floor—2 bedrooms and bath.

QUICK POSSESSION CAN BE HAD
Open Sunday 11 A.M. to 6 P.M.
Out Conn. Ave. to Oliver St. (at Chevy Chase Circle) right to home
927 15 ST. FRANK S. PHILLIPS DI. 1411
(EXCLUSIVE AGENT)

Near Naval Hospital



8510 GARFIELD STREET
Huntington Terrace, Bethesda, Md.

A Picturesque "Cape Cod" Home on a Large Corner Lot

The trees and shrubbery on this 70'x175' lot off the Old Georgetown Rd. is a perfect setting for this most attractive home. The first floor has a large living room in addition to the dining room, overlooking a flowering garden, 2 bedrooms and colored tiled bath. The second floor has a large hall room, two large bedrooms and bath and ample storage. Oil air-conditioned heat.

OWNER LEAVING
OPEN SATURDAY AND SUNDAY 1 to 7 P.M.
Out Wisc. Ave. to Bank of Bethesda, left on Georgetown Rd. to Roosevelt St., left to Garfield St., right to house.

J. WESLEY BUCHANAN
1732 K St. N.W. Exclusively Met. 1143

New Two-Family Homes




3416 LEGATION ST., W. HYATTSVILLE, MD.
Opportunity

These brand-new (just being completed) detached brick two-family homes have two complete apartments, comprising large living room, hall, bedroom, porch, modern kitchen, tiled bath on each floor. Located in a good residential section on wooded lots within a few minutes' ride of the District.

Only \$10,500, Terms
Open Saturday and Sunday 1 to 7:30 P.M.
Directions: Out Michigan Ave., continuing until 3 blocks this side of Hyattsville, left on 36th Ave. 1 block to Legation St. and sample house.

J. WESLEY BUCHANAN
1732 K St. N.W. Exclusively ME. 1143

American University Park



4541 Chesapeake St. N.W.
Corner 46th St. and Chesapeake St.

This lovely corner brick, built about 5 years, has a very appealing interior arrangement. Center hall, large living room opening onto screened living porch, dining room, well-equipped kitchen, breakfast room, 3 large bedrooms, 2 tiled baths, well insulated on second floor, game room with fireplace in basement, General Electric oil burner, garage. Convenient to Massachusetts Ave. transportation, shopping and theater. **OWNER TRANSFERRED.**

Price \$18,400
Open Sunday 1 to 6 P.M.
Out Massachusetts Ave. to 46th St., right to Chesapeake St. and house.
F. A. TWEED CO.
5504 Conn. Ave. Exclusively EM. 1290

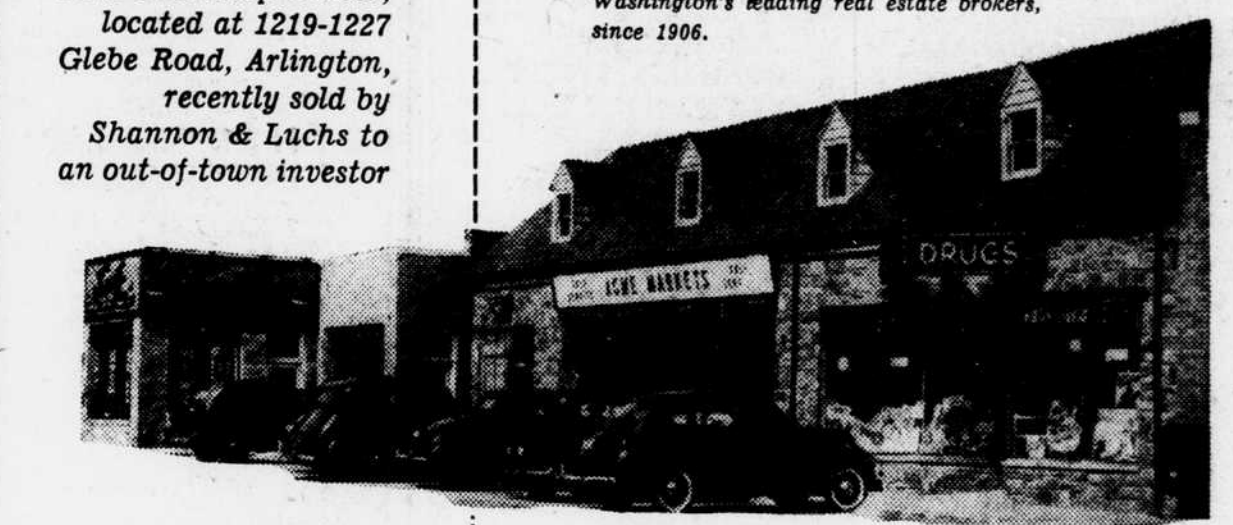
For the first 5 months of 1944 Shannon & Luchs have sold a total of \$2,500,000 worth of real estate properties in the District, Maryland and Virginia.

For quick, profitable action on YOUR property contact Shannon & Luchs now. Our staff of real estate experts will be glad to discuss with you and advise you on your property investments.


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Washington's leading real estate brokers, since 1906.

Park and Shop Center, located at 1219-1227 Glebe Road, Arlington, recently sold by Shannon & Luchs to an out-of-town investor



THERE IS PRESENT IN THIS BEAUTIFUL HOME THE RARE AND UNUSUAL COMBINATION OF A STRIKING EXTERIOR, TOGETHER WITH A REFINED, CHARMING AND PRACTICAL INTERIOR



5632 Western Avenue, Chevy Chase, Md.

This well planned all masonry English type house, constructed of the finest materials and harmoniously decorated, will appeal to the most discriminating purchaser. 1ST FLOOR—Wide center hall, unusually attractive drawing room and library, lavatory, dining room, breakfast room, a "Good Housekeeping" kitchen, butler's pantry. 2ND FLOOR—4 bedrooms and 3 baths. Attractive paneled recreation room. Rock wool insulation, 2-car built-in garage. A large, beautifully landscaped lot within 1 block of transportation and easy access to public and parochial schools, churches, stores, theatre and bank.

IMMEDIATE POSSESSION—MUST BE SOLD
OPEN SUNDAY 2 TO 7 P.M.
To inspect: Out Connecticut Ave. to Chevy Chase Circle, west on Western Ave. to house.
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Exclusive Agent
1223 Conn. Ave. NA. 4080
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