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# WHY IS HOUSING LESS EXPENSIVE IN METROPOLITAN AREAS THAN IN SMALL TOWNS?

By Jack Rider

Two or three times a year curiosity, and perhaps an occasional business interest forces me to be in a major city, and usually this happens on a weekend, and on weekends the newspapers are loaded with real estate advertising.

Last winter in Norfolk at a baseball meeting I spent two hours being amazed by the real estate ads and this past weekend I was even more flabbergasted by the real estate section of the New York Daily News.

The source of my amazement is the price of homes — new homes — in these major metropolitan areas in comparison with the prices in a small town such as Kinston.

And this amazement is made event more staggering by recent union contracts which guarantee all the building trades pay scales

from two to three times those that prevail in Eastern Carolina.

In the New York City area brick masons, electricians, plumbers, carpenters and plasterers are all paid over \$8 per hour, yet the houses they build are much less costly than those built by much cheaper labor in Eastern Carolina.

Land prices in New York are far higher than anywhere in North Carolina; so what is the answer?

Listen to some of these housing ads from Saturday's New York Daily News:

"Long Island's Greatest Home Value From Only \$16,990 3 to 4 bedrooms, two baths, attached garage, oil hot water heat, free included in price wall to wall carpeting, refrigerator, freezer, automatic clothes washer, aluminum storm windows."

Another: "Deer Park, here's the new 1968 colonial home that will stop you shopping and start you living. Four bedrooms on one level, 2½ baths, full basement, attached garage, paneled family room, hot water heat, separate dining room, \$27,490."

Another: "In Dix Hills, Huntington, Long Island, 8 rooms, 4 bedrooms on one level, separate dining room, attached garage with blacktopped drive, poured concrete basement, finished recreation room with beamed ceiling, two zone hot water heat, stall shower in master bedroom, \$27,480, all wires underground for safety and beauty, 30-year mortgages."

Another: "Introducing the Blair House: 10 rooms, 2½ baths, true center hall, four bedrooms on one level, master suite 17'6" by 17', private bath two huge walk-in closets-dress-

ing room, 442 square foot entertainment wing, separate banquet dining room, 18-6" kitchen with furniture crafted wood kitchen cabinets, adjoining windowed breakfast room, impressive 13'6" foyer, large laundry and storage room, Free 1. Surrounded by 240 acres of woodland parks, Free 2. village recreation center on property, Free 3. GE 12 cubic foot refrigerator-freezer, Free 4. GE Washing Machine, Free 5. GE clothes dryer, Free 6. GE vista-vision ovens and ranges, Free 7. Parquet and oak hardwood floors, Free 8. Ceramic tile in baths, Free 10. Post-formed formica vanities, Free 11. picture framed medicine cabinets, Free 12. Poured concrete basement, Free 13. Attached garage, Free 14. economic oil water heat, Free 15. Shopping center on property, Free 16. School site on premises. All this in an established community of 500 happy families. Nine different models ranging from \$17,990 to \$24,990. As little as \$490 down. No closing fees."

Another from the famous Levitt and Sons firm: says in part: "It costs less to own a Levitt home in Strathmore; Prices start at only \$21,990 for a three-bedroom ranch in Strathmore East.

Even the largest house — the five bedroom Framingham in Strathmore at Sony Brook — is as little as \$32,900."

These prices seem to be considerably below the going prices for houses of comparable size in this area.

Competition may be the spice that keeps prices in these large metropolitan areas lower than out in the boondocks. Greater productivity of labor, uses of different building techniques and materials also may have a part, but whatever the reasons may be it does seem unusual that rent is cheaper in the high rent district, than out here in the low rent district.

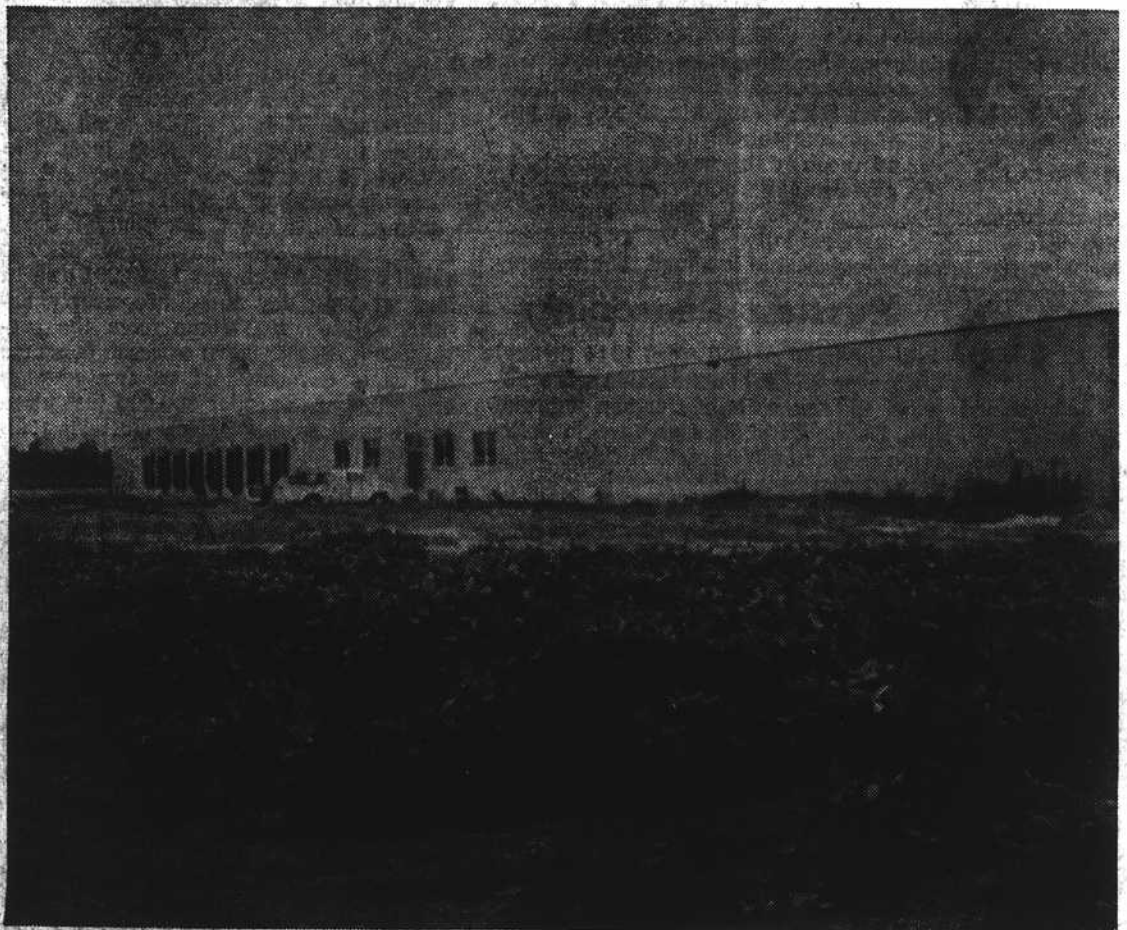
And in the same paper prices don't look so high in high-priced Florida either, consider: "Visit this beautiful model in Babylon, Florida. Only \$59.54 per month buys all this: Two big bedrooms, 18 foot living room, colored terrazzo floors, beautifully equipped kitchen with formica cabinets, GE colored range and wall over, lifetime white tile roof and sills, plaster walls and ceilings, radiant heat with individual room thermostats, 26 foot enclosed garage, concrete patio, drive and walk." Tie that local-ly!"

## NEWS OF KINSTON AND LENOIR COUNTY

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### Huge Shirt Distribution Center Nears Completion



This huge, handsome addition to the industrial economy of Lenoir County is located at the intersection of Cunningham Road and the Greenville highway two miles north of Kinston. When completed early this fall it will be the central distribution point for the complex of shirt factories operated in Eastern North Carolina by the Sam Fuch's organization. With plants in Kinston, Wilson, Greenville and Washington which turn out millions of shirts each year the organization is building this computerized center that will expedite this flood of shirts to all points of the compass. Transfer of all shipping operations from these several plants will also make possible an extension of the manufacturing capacity in each of the company's existing plants. The distribution center is located on a 23-acre tract of land purchased in the industrial park just north of Kinston. Other plans are on the drawing boards for additional construction by the organization in the near future.

### Weekend Wrecks in Lenoir County Kill Three, Injure Nine, Both One-Car Type

Two single car accidents over the weekend in Lenoir County killed three persons and injured nine others, bringing the 1968 death toll on the county's highways to 14.

At 6:30 Saturday afternoon on the Jenny Lind-Bucklesberry Road four miles southeast of LaGrange Samuel Bryant of LaGrange route 2 lost control of his car and rammmed a tree.

Two of Bryan's children, Barbara, 10, and Gloria, 4, and Johnnie Scott, 54, also of La Grange route 2 were instantly killed in the crash.

Two other Bryant children, Michael, 9, and Kenney, 13, were hospitalized with serious but not critical injuries and the final passenger in the car, Edna Sutton, of LaGrange route 3 was treated and released for superficial injuries.

The other serious Lenoir

wreck came at 1:30 Sunday morning four miles southeast of Kinston on the Trenton Highway. Keneth Coombs of 211 Measley Road lost control of the car he was driving at a high rate of speed. The car looped in the air after hitting a culvert and landed headed back in the direction of Kinston from which it had been headed.

Gene Coombs of 19-F Simon Bright Homes suffered critical head injuries in the crash and was transferred to the university hospital at Chapel Hill after being given emergency care at Lenoir Memorial Hospital.

Eddie Moore of 1707 Jenkins Street and Kirby Braxton of Grifton route 2 along with the car driver were hospitalized with painful but not serious injuries and Bobby Westbrooks of 517 Gordon Street was treated and released for superficial injuries.

### City Buys Land for Parking Lot in Front of City Hall in Monday Meeting

In its regular mid-monthly meeting Monday night the Kinston City Council accepted the recommendations of a study committee and voted unanimously to buy three lots on East King Street directly in front of the city hall for conversion to a parking lot.

The lots total 155 feet frontage on King Street and are 210 feet deep. Two of them belong to the heirs of Mark N. Smith and the other belonged to John Noble.

The purchase price is \$58,000, payable 25 per cent down and the balance in ten equal payments with the unpaid bal-

ance carrying six per cent interest.

The council and State Highway Commission officials have agreed earlier to eliminate all parking on King Street, east from Queen and on the full length of the thoroughfare that is to be built across town from Minerva and Washington streets to King Street.

The council also expressed the view that widening of the King Street bridge across Neuse River and widening the section of NC55 and 11 to four lanes from the river out to the US bypass will come about in the not-too-distant future to expedite the flow of the heavy volume of traffic on this particular artery.

In other actions Monday night the council asked City Attorney Fitzhugh Wallace Jr. to study the complaint of Ray Barbee Jr. about the recent annual letting of a tire purchase contract. Barbee complained that the bid accepted by the council did not meet the specifications.

Wallace also reported that all easements needed for construction of the city's sewage disposal

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again during that bout with freezing temperatures?

### It's Not Your Imagination: It is Hotter This Year Than Last

If you've been wondering whether it is your imagination or the heat that tells you it is hotter this year than last, relax—if you can — it's the heat. It really is hotter.

Kinston Weather Observer Doug Rouse has taken a comparative look at the temperatures so far this summer in comparison with last summer and the figures fairly sizzle.

In June of last year the av-

erage high temperature for the entire month was 82.3 degrees. This year it rose an uncomfortable four degrees for an average of 87.3 degrees.

And those June nights were hotter too. The average low reading in June of last year was 62.4 degrees and this year it inched upward to 63.8 degrees.

And things didn't improve any during July's 31 days. The average high in July of '67 was

87.2 degrees and this year the July average high was 88.6 degrees.

But August, so far, has been the nastiest, hottest, dampest... Last August the average high was 86.2 degrees and for the first 20 days of this miserable August the average high has been a melting 93.0 degrees.

And these steaming August nights! Last year the average August low temperature was

67.5 degrees and for the first 21 nights of this August the average low has been 70.3 degrees.

The official high temperature in Kinston so far this year was a towering 99 degrees hit on August 7th. Last summer the top temperature was 94 which was hit on several days.

Remember last winter's ice storm? Did you promise NOT to complain about hot weather