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Monthly Review.

The real estate transactions of the month of August are devoid of any particular significance. The market has been under the spell of the summer influence, and while the volume of business is at its lowest the official records indicate that this year there is an improvement in all branches of the business compared with the corresponding period of last year. The growth of confidence every where visible among brokers and dealers, despite the apparent dulness, is an encouraging feature of the situation, and the first change for the better is to be noted in a general inclination among holders of property to demand full value for their realty. The sales of lots for improvement have been on the increase and in this respect St. Jean Baptiste ward and St. Denis ward have displayed the most activity. The recorded sales in Westmount are evenly divided between built properties and vacant land, and the total amount is larger than the sales in any of the city wards. Exchanges are still in evidence with their somewhat delusive prices, but they do not now monopolize the market.

The inquiry for houses and flats to rent encourages the belief that there will be an improved demand for residential property next spring. The inquiry is for houses of modern design with modern equipments. The old houses with dark interiors, gloomy recesses, and archaic plumbing are hard to let unless at a very low rate. The excellent electric car service has brought within easy reach of Montreal many beautiful suburban home sites that come into

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