

J. CRADOCK SIMPSON & CO'S.

# Real Estate Record

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## THE Real Estate Record

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J. CRADOCK SIMPSON & CO.  
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## Monthly Review.

The real estate business done during the month of May shows signs of increased improvement, the volume of completed transactions being encouraging, and quite up to the promise of the previous month. The foundations for activity in the fall are now being laid and it is expected that by that time the conditions now disturbing business will be at rest, and the market may then settle down on a substantial basis for steady improvement.

(Of the recorded transactions during the month, St. Antoine and St. Jean Baptiste wards make the best showing; the sales in the latter ward were more numerous and consisted principally of built properties, while in St. Denis ward out of 26 sales, 18 of them were of building lots. The element of exchange is evidently still present, and in such transfers the prices stated are apt to be misleading.

In Westmount a large business was done, about two-thirds of the transfers being of building land at fair prices. The belief in the future development and prosperity of this section appears to be well founded, and the prices are not so great but that people of moderate means can afford to buy one or more lots of land as a safe investment.

Money still continues to be plentiful enough on really good city mortgages at low rates of interest. Four and a half per cent. for large amounts, and five per cent. for moderate amounts are the current rates. All loans not strictly first-class, both as regards borrower and margin, can only be placed at stiffer rates.

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