

present enquiry for such properties is any index to the future, it would appear probable that a large proportion of these slaughtered properties will change hands during the present year and the opportunities for securing "special bargains" will, after the close of the year be comparatively limited.

We do not anticipate any material change in the situation this year in so far as an actual advance in prices is concerned, but we do anticipate an increasing difficulty, as the year advances, in securing "special bargains". The reason for this is obvious. A certain number of real estate holders are being pressed on the one side by heavy mortgages, and on the other by the steady fall in rents, so that they are compelled to realize, but the number of such does not appear to be increasing while the buying of this year will relieve many.

Our advice to intending investors is that they would do well not to delay too long in closing with anything specially cheap which may be offered to them, and in arriving at a decision to rely rather upon their own judgment than upon the kindly advice of friends; the old adage that "in the multitude of counsellors there is wisdom" being frequently the reverse of true when it is a question of making investments.

During the past few weeks we have made careful investigation into the prices of Minneapolis real estate, a city which 16 years ago contained only 10,000 people and which, having been built up entirely by the settlement and development of prairie states such as those that are tributary to Winnipeg, may be considered to occupy a position somewhat analogous to our own.

Minneapolis was never afflicted by a "boom" like that which brought so much disaster upon Winnipeg and consequently the rise in values has been steady and continuous, and even the depression of the last two years has failed to do more than check the rapidity of the expansion in values.

Prices of first-class business property there range from \$1000 to \$1800 per foot frontage, while property on Washington Avenue standing in the same relation to that city as Main street property between Alexander street and the track does to this, would