

J. CRADOCK SIMPSON & CO'S.

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## THE Real Estate Record

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181 St. James Street, Montreal.

J. CRADOCK SIMPSON & CO.

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## Monthly Review.

The amount of business transacted in the real estate market during the month of November is sufficient to sustain the hopes and expectations of better things after the turn of the year, and real estate brokers generally are quite confident that the new year will see a decided improvement on the somewhat dormant and depressed conditions in realty matters of the last few years. St. Antoine Ward, as it generally does, takes the lead in the amount of sales recorded, while the largest number of transfers were in St. Jean Baptiste Ward,—12 of them being of vacant land, and the remaining 28 of built properties. Of the 32 transfers in St. Denis Ward, 27 of them were of building lots, of which 15 sales were of lots on Brebœuf (formerly Champlain) street, of 25 feet by 80 feet each, at twenty cents per superficial foot.

Two thirds of the transfers in Westmount were of building lots, and the prices show that values have been well maintained. From the recent report of the Westmount Building Committee for the year ending 8th November, 1897, it appears that the following buildings were erected during the year:—14 detached and semi-detached houses, 77 terrace houses, 22 tenement houses, and 39 houses divided into flats, making a total of 152 buildings valued at \$757,950, being an increase in value of \$35,200, over the building operations of the previous year. We also notice with satisfaction that steps are being taken by the Council to promote the erection of a finer class of build-

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