

The J. Cradock Simpson Real Estate & Agency Co s

# Real Estate Record

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MONTHLY REVIEW.

The showing made by the real estate market in March was described in these columns as "encouraging." In the month of April the volume of transfers was even better, but notwithstanding this, the market is in a sluggish condition, and while there is some talk from time to time of important negotiations in progress, indicative of returning activity, real estate brokers generally are of the opinion that the market is not what it ought to be at this time of the year.

The sales recorded are of a varied nature, and the transactions cover a wide range in residential and business properties, building lots, and properties to be used for railway purposes. The investment feature is not yet in evidence, but on the whole the business done indicates healthy trading of the right sort, and we may look forward with some confidence to a more active market in the early fall.

The increased cost of building materials is another disturbing element in the situation, although this works both ways in the realty market. It stops speculative building, with its accompanying buying and selling, but it is better for buildings already completed, and will help the renting business a little later on.

The spring renting season of 1900 has been on the whole a disappointing one. The season opened out fairly well, and a good deal of house letting was done in the first half of February. The demand then fell off; there was little or nothing done in March, and the hoped for activity in April did not materialize. It is more evident than ever, from the nature of inquiries that owners of old or middle-aged houses must face the expense of putting in the newest plumbing and

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