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been what it was expected to be. The lateness of the spring, and the continued cold wet weather has kept this season back, but a few warm days now will probably develop a disposition to spend the next few months in the country. Not a few will wait until the Jubilee holidays are over.

There is a growing complaint among the owners of old business buildings that the incomes from their properties are gradually getting less. In the competition with new buildings they are the severest sufferers. In some instances the point has been reached at which the property ceases to pay fixed charges, and there seems to be no other course open but to sell or build. One assuring feature of the situation is that there is apparently plenty of capital ready and waiting for the return of better times when it will be willingly invested.

In the auction branch of the market the results fell far below expectation. This will likely be the case until properties are sold strictly upon an actual income basis for values.

The sales recorded in May in Maisonneuve, Mile End, Montreal Annex, Outremont, St. Henry, St. Cunegonde, and Montreal West (junction) amount to about \$125,000, of which \$78,000, was contributed by St. Henry.

There were 169 real estate transactions in the city wards and Town of Westmount recorded at the registry offices during the month of May, the particulars of which are given in other columns, amounting to \$1,168,041.27.

St Antoine Ward	23	\$277,893 45
St Ann's Ward.....	3	4,975 00
West Ward.....	1	8,600 00
Centre Ward.....	1	34,000 00
St James Ward.....	11	96,123 00
St Louis Ward.....	14	91,761 20
St Lawrence Ward.....	8	55,679 68
St Mary's Ward	9	30,432 53
East Ward.....	5	79,573 93
St. Jean Baptiste Ward..	22	74,025 00
St. Gabriel Ward	1	7,200 00
St. Denis Ward	22	66,784 50
Hochelaga Ward.....	12	26,194 95
Westmount	37	301,898 03

160 \$1,168,041 27

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