

Real Estate Record

Vol. Iv.

MONTREAL, MAY 10th, 1897

No. 5.

THE Real Estate Record

IS PUBLISHED MONTHLY

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Monthly Review.

Although dulness is still the prevailing feature, there has been an improvement in the tone of the general real estate market this month, and the transfers show a larger volume of business consummated than was expected. St. Lawrence Ward leads in amount, owing to a transfer to the Sun Life Assurance Co. of a number of houses on Milton and St. Charles Borromeo streets in that ward, while St. Jean Baptiste and St. Denis Wards show the most activity as regards the number of sales. In Westmount the sales of vacant land predominate, the principal one being that of three blocks of land on Clarke and Olivier avenues, comprising a superficial area of 107,224 feet, at 32½ cents per foot.

Everybody connected with the real estate market looks forward to a much better condition of affairs as soon as an improvement in general business takes place. Now that the tariff is a known quantity, and the Provincial elections are over, it is to be hoped that the politicians will take a well-earned rest, and permit the other classes of the community to settle down to work and make improvement possible.

Another element that will have its influence on the real estate market is the fact that the rate of interest on first-class securities, and of income from first-class investments, is tending downward in all the financial centres of the world, and the same tendency is observable here. Every month of late, mortgage loans are recorded at 4½ per cent., occasional ones at 4¼ per cent., and once in a while at 4 per cent. These low rates have evidently come to stay,

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