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the market and the prospective value of Montreal real estate

The spring renting season is now on, and although it is too soon to form a conclusive judgment, an improved demand is perceptible for houses of medium rent, and for offices of the better class. Property owners are still inclined to continue the policy of making concessions to retain good tenants, but short leases are granted when the rents are considered low.

The sales recorded during the month of January in the under-mentioned municipalities amount to \$74,450, and were as follows:—Maisonnette, \$3,980; DeLorimier, \$597; Mile End, \$1,317; Montreal Annex, \$21,641; Outremont, \$2,324; Notre Dame de Grace, \$245; St. Henry, \$52,356, and St. Cuneonde \$11,990.

There were 133 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of January, the particulars of which are given in other columns, amounting to \$717,897.46.

St Antoine Ward	24	\$207,748.65
St Ann's Ward	4	8,506.57
St James Ward	14	51,751.00
St Lawrence Ward	6	18,250.00
St Louis Ward	6	49,800.00
St Mary's Ward	17	194,462.20
East Ward	1	1,200.00
St. Jean Baptiste Ward..	19	31,025.80
St. Denis Ward	14	52,180.64
St. Gabriel Ward	4	6,784.96
Hochelaga Ward	3	1,236.00
Westmount	21	94,951.64
	133	\$717,897.46

During the corresponding month of last year, 154 transfers were recorded amounting to \$896,638.81.

The real estate mortgage loans recorded during the month of January in the registration division of Montreal West amount to \$119,773.50. Of this amount \$11,873.50 was placed at 4 p.c.; \$29,000 at 4½ p.c.; \$56,000 at 5 p.c.; \$1,200 at 5½ p.c.; \$13,000 at 6 p.c.; and \$8,700 at 7 p.c.

The 4 p.c. loans were in two amounts of \$3,373.50 and \$8,500; the 4½ p.c. in three amounts of

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