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of the season. What does appear just at present is that there is an improvement in mercantile renting, and that tenants are quite generally looking for comfortable dwellings with modern heating, new plumbing, all the rooms on one or two floors, and at a reduced rent.

The applications for mortgage loans have been rather light, and there is no difficulty in placing good loans at low rates of interest, when the borrower and the property are favorably known, and the margin considered sufficient.

The sales recorded during the month of February in the under-mentioned suburban municipalities amount to \$119,672, and are as follow: — Maisonneuve, \$9,364; De-Lorimier, \$2,300; Mile End, \$2,056; Montreal Annex, \$11,397; Outremont, \$8,125; Cote de Neiges, \$24,388; Notre Dame de Grace, \$100; St. Henry, \$60,622; and St. Cune-gonde, \$1,320.

There were 134 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of February, the particulars of which are given in other columns, amounting to \$497,936.39.

St Antoine Ward	12	\$71,773.00
St Ann's Ward.....	2	7,200.00
West Ward.....	1	10,250.00
St James Ward.....	10	92,595.00
St Louis Ward	6	37,350.00
St Lawrence Ward.....	3	33,200.00
St Mary's Ward	15	41,913.50
East Ward	1	5,000.00
St. Jean Baptiste Ward...	31	99,626.00
St. Denis Ward....	25	24,096.08
St. Gabriel Ward	7	20,842.21
Hochelaga Ward.....	7	13,550.00
Westmount	14	98,640.00
184		\$497,936.39

During the corresponding month of last year, 208 transfers were recorded amounting to \$968,593.17.

The real estate mortgage loans recorded during the month of February in the registration division of Montreal West, amount to \$129,634. Of this amount \$31,500 was placed at 4½ p.c.; \$6,500 at 4½ p.c.; \$61,434 at 5 p.c.; \$2,500 at 5½ p.c.; \$12,400 at 6 p.c.; \$4,850 at

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