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Monthly Review.

There has been little change in the general character of the business transacted in real estate for the last few months, and although conditions have brightened in some respects there is still room for much improvement. Quietness has been the prevailing feature of the market, but through it all the feeling is strong that the prosperity in other lines of mercantile business is sure to lead to an improved demand for real estate later on, and the problem now is, how long will it be before that time comes. The fall market is developing slowly but on natural lines, and there is every reason to hope that the volume of business will steadily increase.

In St. Jean Baptiste ward, where the sales recorded were the most numerous, there were sixteen sales of building lots, and ten sales of built properties. In St. Denis ward, the next on the list in point of numbers, there were seventeen sales of building land and five sales of built properties, while in St. Antoine ward, of the thirteen transfers recorded, nine of them were of residences, principally of the better class, of which six of the residences ranged in price from \$12,500 to \$16,500. In Westmount the sales still continue to be principally of building land, and the recent prices on the principal avenues were as follow:—Roslyn, 30c; Grosvenor, 30c; Bellevue, 20c; Upper Lansdowne, 20c; Clauboye, 42c; Columbia, 50c; and Mount Pleasant (Green Ave.) 82½c.

The fall renting season, which is about closing, has been somewhat of an improvement on the last year or

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