

whose judgment ought to be worth something, and he thinks "the prospects of the building trade are better in this city than he has ever known them to be."

With regard to 'real estate,' let us look for a moment at the rise of land in other cities during the last twenty-five years. First class residential streets in New York, such as Fifth avenue, are now selling at \$4,000 per foot frontage, and at the same price in Park street, overlooking the Central park. A quarter of a century back, land in these same localities went begging for one hundred dollars per foot frontage. At Bowling Green, south end of Broadway, there is an insurance building erected on a piece of land one hundred feet frontage, by the same depth; the cost of that land was \$100,000, and the building said to be \$120,000. Taking Buffalo, we find on such residential streets as Delaware avenue, land ranges from \$100 to \$800 per foot; on Euclid avenue, Cleveland, from \$300 to \$650 per foot. In Philadelphia very little land is offered for sale in the centres, but we find the prices run high on the outskirts, and around Fairmount Park it ranges \$2,000 per foot. Near the Palmer House, State street, Chicago, land realized \$6,000 per foot, and in the neighborhood of Lincoln and South parks the prices are from \$1200 to \$1500 per foot.

Coming back to Toronto. In King street our highest land would represent about \$20 per square foot. Residential land situated relatively at the corner of Bloor and Jarvis streets, is selling at \$2 and \$3 per square foot, so that the depth of say 150 feet would make these lands \$300 and \$450 per foot.

Believing, as we have said elsewhere, that Toronto will one day be as great a city as Chicago, we think it no exaggeration to presume as high an estimate for the future prices of Toronto real estate.

The Street-Car Lines.

With increased population and extended area, the demand for additional means of transit, is generally very soon felt, and with a well organized municipal government, such as we possess, very soon met.