

# Real Estate Record

Vol. 10.

MONTREAL, MARCH 10th, 1897

No. 3

THE  
**Real Estate Record**

IS PUBLISHED MONTHLY

- AT -

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Monthly Review.

It is evident from the list of transfers of real estate recorded during the month of February, amounting to \$920,372, that the transactions were not all of that month, but making due allowance for the additional registrations owing to the removal of the tax on transfers, the fact becomes apparent that the real estate market is quietly gaining strength, and is fully up to all reasonable expectations, the actual business done being of a healthy character without any speculative features.

Of the sales recorded in the city and at Westmount, St. Antoine Ward as usual takes the lead, furnishing twenty per cent. of the amount,—the principal sales being of residence properties in the upper part of the Ward, ten of them varying in price from \$7,450 to \$14,500. In Westmount the prices of building lots remain firm, and the houses sold are of the better class. Of the easterly wards St. Jean Baptiste Ward displayed the most activity both in the number and amount of sales, while the largest single transfer was that of a block of houses on Hotel de Ville avenue above Sherbrooke street, in St. Louis Ward, for \$37,000.

One of the difficulties experienced by brokers in trying to effect a sale, is that the ordinary list of properties for sale does not satisfy the majority of intending purchasers, who look for bargains or investments of a kind hard to get. While there are individual instances of owners who are obliged to take at once whatever they can get for their properties, there are not so many active or well rented properties of

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