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Monthly Review.

A falling off in the volume of sales and exchanges of city real estate in February is noticeable, and the efforts made during the month to instil more life into the real estate market, have resulted in demonstrating more clearly that there are as yet but few investors in the field and that what business has been done,—most of it in the north eastern part of the city and at Westmount,—has been of a common-place character, in medium-priced houses, and in building lots of the cheaper kind.

As for the results in the auction-rooms there has been no improvement, and the time does not appear to be any more propitious for the forced sale of property than it has been for months back. It is a pity that the opportunities offered in the auction-room are not better appreciated, as if it were more generally realized that the chances of a quick turn over and a good margin of profit are not infrequently there, a better auction-room attendance would follow.

It must be noted however, that there are certain indications of improvement which go far to counterbalance the rather poor showing in recorded transactions. Business in other lines is undoubtedly improving, and there is an increasing disposition on the part of real estate inquirers to "talk business," which will probably lead to better things in the near future.

Whether there will be any general improvement in this spring's renting business over that of last year will not be likely to appear until the casting up of the results at the close

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