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MONTHLY REVIEW.

Although the amount of the sales recorded during the month of August, 1900, compares very favorably with the transfers in August of previous years, there has not been a corresponding improvement in the condition of the real estate market, which has been—as usual in the mid-summer months—dull, and devoid of interest. These sales are sometimes registered long after the transactions are closed, and they do not always represent actual sales of realty. Exchanges are still in evidence with their somewhat delusive prices, but not to the same extent as formerly. St. Louis Ward takes the lead this month in the amount of recorded transfers, in which is included a sale of a theatre property on St. Dominique and St. Catherine streets, the consideration mentioned being \$150,000.

Investors are still fighting shy of real estate, and are not taking advantage of the opportunities often offered, but the outlook is hopeful for the immediate future, and it is generally agreed from the nature of inquiries made that there is more "figuring" this season than before, and that investigation is going on in a quiet way by many prospective buyers.

The renting demand has not been as good as was expected. The tendency seems to be more in the direction of the apartment house, especially in the case of tenants with small families, who are evidently attracted more by the heated "flat" than by the ordinary self-contained house of tenement.

The real estate auction market this fall will probably interest some of the investors who have hitherto had

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