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MONTHLY REVIEW.

There was a fair amount of buying and selling done in the real estate market during the month of February, and although the recorded transfers are not always a safe guide as to the volume of business transacted, some idea of the month's work can be gathered from them. There is a continued improvement in the number and character of negotiations in brokers' offices, and a good barometer of local conditions is also to be found in the real estate advertisements in the daily papers. The advertisers are evidently under the impression that the time is near at hand when speculators will be looking out for new fields of operations, and investors for some more stable form of investment than the stock market affords.

Improved realty has not yet advanced in price, although the cost of building has gone up considerably, and there are many opportunities now for profitable investment for those who can take advantage of them.

The developments of the renting season this spring are encouraging, and the tendency is distinctly towards better times. The demand for business premises, and good dwelling houses is better than it has been for some years, and while there has been no marked increase in rents, a movement of this kind may be looked for when the next renting season comes around.

The auction branch of the real estate market still continues dull and uninteresting, and it is likely to continue to be so until the market takes a more speculative turn.

There is no change in mortgage loans this month. The volume of business done is not large, and the rates of interest are about the same as

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