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competition with the more centrally situated ones. but the cost of car fares, the want of equally good school facilities and social advantages, are elements that sometimes combine to turn the scale in favor of living in the city.

Store and office letting is still somewhat slow, but a continuation of the improvement in general business cannot fail to effect a change for the better in this branch of the realty market.

Practically no change is to be noted this month in real estate mortgage loans. If anything the market is a little stiffer than it was, and there is not so much money offering in large amounts at four and a half per cent.

Auction sales are still dull, and so far there has not been enough property sold by auction to effect the market either one way or the other. Several sales are being advertised for September, and we hope to be able next month to report an improvement.

The sales recorded during the month of August in the under-mentioned suburban municipalities, amount to \$127,678, and are as follows: - Maisonneuve, \$42,516; De-Lorimier, \$6,280; Mile End, \$20,000; Montreal Annex, \$26,029; Outremont, \$13,131; Notre Dame de Grace, \$1,042; St. Henry, \$14,340; and St. Cuneconde, \$4,340.

There were 144 real estate transfers in the city wards and Town of Westmount recorded at the registry offices during the month of August the particulars of which are given in other columns, amounting to \$547,489.09.

St Antoine Ward . . . . .	13	\$98,844.79
St Ann's Ward . . . . .	2	31,200.00
St James Ward . . . . .	11	36,985.95
St Louis Ward . . . . .	8	27,449.45
St Lawrence Ward . . . . .	2	5,000.00
St Mary's Ward . . . . .	11	39,750.00
St. Jean Baptiste Ward..	82	80,612.60
St. Gabriel Ward . . . . .	4	6,350.00
St. Denis Ward . . . . .	31	53,098.10
Hochelaga Ward . . . . .	4	4,217.00
Westmount . . . . .	26	163,431.80

144 \$547,489.09

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