

MONTHS	AMOUNT.
June	89,430 00
July.....	62,202 00
August.....	102,905 00
September.....	70,790 00
October	101,947 00
November	136,479 00
December	110,720 00
Total	\$1,605,268 00

The total amounts for 1874 were as follows: Sales, \$2,237,-892; mortgages, \$1,631,361. The figures show that in 1875 there was an increase in the sales of \$432,970 80, and a decrease in mortgages of \$26,063. This showing taken by itself is most satisfactory; but when we consider the many depressing facts in the surroundings last year, caused partially by lightness of the crop in some portions, the unhealthy operations of the stock market, and the California Bank failure, the result speaks volumes in favor of the multifarious attractions, advantages and resources of our beautiful city.

There is one real estate enterprise, which, being conceived in a spirit of more than ordinary liberality, and conducted upon a most enlightened system—a system certain to people a delightful suburb with the best class of citizens—deserves special mention and commendation. A large and beautiful plat of ground, known as the Chapman and Davis tract, lying to the southward of the “Alameda” and adjoining it, has been subdivided into building lots of ample size for suburban homes—being 100 by 250 feet. The entire tract has been ornamented with trees. The Eucalyptus, South Carolina Poplar, and Cork Elm, to the number of twelve thousand, alternate in artistic rotation; each lot receiving the proper number to produce the most pleasing effects. The rapid growth of the varieties named will soon form extended vistas of grateful shade, adding greatly to the charm of the landscape. Six thousand fruit trees of the most approved varieties, selected by the best skill of professional fruit growers with reference to kind and adaptability, have also been planted, and are in a flourishing condition. Each lot contains twenty-eight of these choice fruit trees, embracing twenty varieties, which will soon afford a generous supply of fruit to every occupant.

A new line of street railway, called the South side and Santa Clara, will be built during the present season. This line starts at the San Pedro street Depot of the Southern