

GENERAL SUMMARY.

Total cost of grading, curbing and macadamizing in 1875.....	\$ 54,422 71
Total cost of sidewalks in 1875.....	10,570 56
Total cost of lateral sewers.....	20,848 15
Cost of Lake Sewer.....	165,000 00
Total cost of grading.....	29,385 16
Culverts and crossings.....	721 09
Macadamizing.....	13,020 67
Grand total for 1875.....	\$293,968 34

The cost of all street improvements that have been made by public authority, up to Jan. 1st, 1876, is \$1,055,902 88. The improvements that have been made by individuals are variously estimated at from \$150,000 to \$200,000, so that the grading and paving of our streets, the construction of our sidewalks and sewers have cost about one and one-quarter million dollars.

The total cost of the sewers in the city is \$254,036 38; their aggregate length is 77,693 feet, or fourteen and seven-tenths miles.

REAL ESTATE.

Activity or depression in the real estate market of any city is a tolerably correct indication of the degree of confidence with which its future is regarded. General causes affecting the whole State or country may for a time reduce the volume of transactions even in the most promising locality, but such diminution of sales will be relatively less than in enterprises kept afloat by speculation only, without firm foundation, or lacking the natural advantages which are absolutely essential to the building up of a great city. For the last ten years, or since the future greatness of Oakland has become an admitted certainty—since conjecture has given place to established fact—real estate has maintained an equable rate of enhancement in values, and has enjoyed at all times a satisfactory degree of activity. Were there a limit to the probable number which her population may attain; could a bound be set, beyond which, it might practically be argued, that her business could no longer expand, then landed property would in some degree lose its firmness, residence grounds would be sought only for purposes of retirement, water lots and business locations would no longer command, as now,