

the firm faith of the most sagacious men of the day. But there are no such limits or bounds ; hence, year after year, real estate advances. It is more and more in demand for commercial purposes, while popularity is too mild a word to apply to the favor in which her suburban plats are held, as the most desirable on the coast for homes.

In the annexed summary we have given the leading transactions of every month of the past year, embracing a description of the property sold and the price named in the deed. Property in this list is located in Oakland, unless otherwise stated. It is believed that the publication of this list of sales, in such form, in a work which will be preserved and consulted to the extent that a reliable city directory is, from year to year, will be of general interest and advantage. It will be seen by the tables that the sales for 1875 were much larger than ever before. Important sales on the water front for commercial purposes will attract the attention both of those who believe and those who doubt that Oakland is destined to become the great seaport of the Pacific Coast. One very noticeable and pleasant feature of the transactions is the great proportion of purchases for immediate improvement as homesteads. Very little speculative spirit is shown by the figures, thou in a city that has the splendid future before it that Oakland has, the owner must be a very matter of fact person indeed, who does not lift the veil of the coming years, and modify his ideas somewhat by what he beholds there.

To the Oakland Real Estate Circular, published by F. S. Page, at 1007 Broadway, we are indebted for the valuable information embraced in the summary of the year's transactions. Following are the most important sales in each month:

JANUARY.--Lot 264 by 320, bounded north by Twenty-first street, east and west by Chestnut and Adeline ; also lot 296 by 132, southeastern corner Twenty-first and Chestnut ; also lot 118 by 132, southwest corner Twenty-first and Linden, \$6,000. Lot on western line of Alice street, 78 feet northerly from southern line of Fourteenth street, thence northerly 78 by 150 feet, \$3,750. Lot 75 by 100 feet, southeast corner Franklin and Seventh, \$4,250. Lot on eastern line of Myrtle street, 110 $\frac{3}{4}$  feet northerly from Twelfth street, thence northerly 40 by 125 feet, \$3,750. Lot on eastern line of Walker street, 50 feet northeasterly from Jackson, thence northeasterly 50 by 100, East Oakland, \$2,000. Lot of one acre, northwest corner Linden and West Eleventh, \$12,000. Tract bounded southeast by Bridge street, southwest by