

Real Estate.

Oakland is to day the campaign ground for real estate operation on the Pacific Coast. Greater activity prevails both in business and residence property here than in any other city on the coast, not excepting San Francisco. We might say also, if the saying may not seem to savor of the spirit of boasting, that no city within the broad expanse of the United States can show such growth, and such substantial appreciation of values as Oakland, during a period dating back one, two or three years. Especially during 1876, a season of general depression in real estate on the Pacific Coast, did Oakland not only maintain but largely enhance her values both for business and residence property.

TABLE SHOWING REAL ESTATE SALES FROM 1867 TO 1876 INCLUSIVE:

1867.....	\$1,685,237	1872.....	\$2,459,015
1868.....	2,700,038	1873.....	2,439,595
1869.....	2,518,315	1874.....	3,042,371
1870.....	2,294,534	1875.....	4,076,821
1871.....	2,074,163	1876.....	7,711,545

It will be seen that the sales for 1876 exceed those of 1874 and 1875 combined, and more than equal those of any three years previous to 1874 aggregated. During the same period the real estate sales of San Francisco amounted to \$24,000,000. This shows that the volume of transactions in Oakland is one-third as large as that of the great commercial metropolis of the Pacific coast. At its present ratio of development but a few years will pass before the real estate sales of Oakland will exceed those of the peninsula.

It will be of interest to our readers to observe, from the authority of a reliable real estate firm, the actual prices of real estate in open market in various locations at the present writing. To those who preserve copies of this Directory from year to year it may be of value and certainly will be of interest in future years to glance backward, take a retrospective view and make comparisons. The figure which Oakland real estate brings in the market now may ten years hence appear exceedingly small, as the figures of ten years ago now appear to the reviewer. In the year of our Lord 1877 the choicest business property in Oakland will sell for eight hundred dollars per front foot. Corner lots fronting on Broadway between Seventh and Fourteenth streets are regarded as the choicest and most valuable property. The constant throng which passing to and from the local trains at short intervals from morn till noon, from noon till dewy eve, and from that time on till midnight renders Broadway the paradise of retailers. The ground upon which a corner