

streets, comprising seventy-six lots, every one of which was sold at prices varying from \$1,015 to \$400, the entire tract bringing \$43,045. An offer of \$55,000 was refused for a business block bounded by Market, Myrtle, Seventh and Eighth, without improvements. At the sale of the Potter property the sum of \$165,375 was realized. Three hundred and ten feet on Telegraph avenue sold at an average of \$216 per foot. Lots on the San Pablo frontage brought \$175 per foot. The sale was considered one of the most successful which ever took place in Oakland, considering the times.

The Oak Park tract in Alameda, lying between Fassking's Gardens and the Bay, and comprising about twenty blocks, is considered as among the desirable residence property for the more select class. Lots in that tract have sold during the season at prices ranging from \$500 to \$1,000. This locality is rapidly becoming covered with a fine class of residences.

The Watts tract, lying between the Bay and San Pablo avenue in the northerly section of the city, was subdivided and sold during the season. A remarkable growth is evident in that section, which offers the cheapest residence property now available. More than one hundred and thirty houses have been erected on that ground since the sale, and new ones are going up every day.

The Brumagin tract, situated a little northward of Temescal, has lately come into market. This tract is situated on a very desirable elevation above the Bay, some ninety feet—has a splendid drainage, and is altogether a lovely spot upon which to create homes. At the sale fifty lots were sold at prices ranging from \$275 to \$400.

The Rowland tract, which lies between Telegraph and San Pablo avenues southward of Thirty-fourth street, lies high and affords a good view. Streets have been graded through this land, and lots are for sale, but purchasers must expect to pay high prices there.

The Shell Mound tract, at the head of the creek, has been settled upon to a considerable extent during the season.

Several other tracts of outside lots have been opened for purchase during the year, and are as a consequence being rapidly dotted over with habitations.

Fruit Vale on the eastward, and Piedmont, are suburbs, are noted for their picturesque scenery and healthfulness. Both are improving gradually. The first school building, an elegant one, was built at Piedmont during the summer of 1876. A number of fine residences were built at Fruit Vale. In this section land can yet be purchased by the acre, in tracts to suit.