

The general tendency of improvements is to the northward. Ere long every acre of land between the Bay and the hills northward to Berkeley will be in the market as city lots, and will be rapidly disposed of to the army of seekers for cheap, healthful and picturesque homes.

### Population of the City.

Thirty-five thousand was accepted as a correct estimate of the population of Oakland in June, 1876. The number of children in the city at that time was 8,745, or about twenty-five per cent. of the total population. Thus, in 1870, the School census gave 2,592 children and the Federal census 10,000 inhabitants to the city. The gain in the number of children for the last four years has been twenty per cent. annually; that ratio of gain from June, 1876 to June, 1877, will give a return of 10,497 children, indicating a population of 41,976. But it is a patent fact, that the enumeration of children, of late years, is often taken in a careless manner, resulting in the omission of a considerable number of names. The population of Oakland is undoubtedly larger than the figures indicated by the School census, for two reasons: First, all the children are not returned; second, there are, at least, fifteen hundred men residing in the city, engaged upon the hundreds of new buildings, who have no families here, and consequently no children to be returned.

A more reliable basis than the School census, upon which to estimate the population, is the present volume. This work being published annually, and containing the names of all adult males and heads of families, affords an excellent means of determining the growth of the city by comparison. The best judges, in fact, authorities almost indisputable, allot a population of three and one-half to each reference in the Directories of Western cities. Upon this basis we estimated the population in June, 1876, at 35,910, there being 10,260 references in the book. This year the references in the book number 13,050, an increase of 2,790. The population is, therefore, 45,675, an increase of 9,765 since June, 1876. Newspapers and pamphlets have been too moderate in estimating the number of inhabitants in this bustling, crowded city. This volume shows, beyond a doubt, an increase of fully twenty-five per cent. since the date of our last issue, one year ago; and after a careful and exhaustive comparison of facts, we have no hesitancy in claiming that our figures are conservative and within the bounds of actual fact. An official census would hardly vary them one thousand.