

a Medical College, the opening of a Free Street Market, and of several additional places of amusement and recreation, all testify to the progress of the city and the enterprise and liberality of her citizens.

The assessed valuation of property, real and personal, has increased from \$25,845,028 in 1877-8 to \$27,730,109 in 1878-9, or \$1,885,000. This large increase must be taken as representing improvements and then only partially. At the present writing, practically the date of the issue of this volume, evidences may be seen on all sides that we may be gratified by being enabled to record in the next annual issue of this work another year's progress which shall compare favorably and possibly eclipse that of any preceding year. Among the important works to be achieved in the near future are the completion of the Harbor improvements and the construction of the Narrow-Gauge Railroad to the northward. But we will not anticipate the future, but endeavor to give from year to year such facts and figures as are accomplished and matters of current history.

Population.

As calculations regarding the population of any city, not based upon an actual census, must be accepted as only approximations, or to put it more plainly, guesses, it is probably better to await the enumeration to be taken under the authority of the United States July 1st, 1880, before assuming to believe in the correctness of any indications. It may be well to say, however, that the generally accepted estimates of the population of the city vary from 40,000 to 45,000.

Real Estate.

For several years past the real estate market of Oakland, Alameda and Berkeley has been exceedingly active. Prices have, in many instances, attained to figures deemed by the more conservative as somewhat fancy, still there has been no general break in values, though the disposition to operate largely for speculative purposes has been less apparent of late. The early part of the year witnessed the consummation of many important sales, the activity greatly declining towards the close of the season. Really choice building sites, either for business purposes or for residences, command full figures. Ordinary building lots in the numerous

outlying tracts opened within the past few years for settlement can be bought at moderate prices, and on terms to suit the purchaser. We are unable to give the exact amount of the total sales in Oakland during 1878, but estimate from data at hand that the aggregate was about nine and one-half millions.

The annual aggregate of sales for the past twelve years was as follows:

YEAR.	AMOUNT.	YEAR.	AMOUNT.	YEAR.	AMOUNT.
1867	\$1,685,237	1871	\$2,074,165	1875	\$4,076,821
1868	2,700,038	1872	2,459,015	1876	7,711,545
1869	2,518,315	1873	2,432,553	1877	9,128,495
1870	2,294,534	1874	3,042,371	1878, estim'd.	9,500,000

The disposition on the part of those seeking desirable homes to locate in Oakland or in some of its many attractive suburbs, is as strong as ever. The unequalled educational advantages, superior climate and fine scenery, tend to draw annually many valuable acquisitions from the peninsula as well as from the interior of the State.

Following are a number of the noticeable transfers of real estate made during 1878, selected from all sections of the city, and which may be taken as a general criterion of prices rating in the several localities:

John C. Hays to Oakland Gas Light Co., lands on north side Twelfth Street Bridge.....	\$25,000
First Congregational Society to E. Bigelow, northwest corner Washington and Thirteenth streets, 100x200.....	22,500
E. D. Block to C. T. Mills, northeast corner Durant and Broadway, 93x150.....	13,000
J. T. Latimer et al. to J. J. Hanifin, northwest corner Grove and Eighth streets, 60x100.....	7,750
John W. Coleman to Charles Elsey, lots 1, 2, 3, 4 and 28, block 116.....	9,000
John W. Coleman to George Vest, lots 19 to 24, block 116.....	16,000
John I. Spear to George C. Hickox, lots 12 to 18, block 165.....	20,000
Same to same, block 73 in Northern Addition to Brooklyn.....	20,000
Samuel Merritt to Henry Rogers, undivided half of lot 100x100 northwest corner Twelfth and Franklin streets.....	13,000
Mary E. Brayton to Hanson & Burpee, 100x140 feet on Franklin near Twelfth street.....	7,500
John Spruance to Samuel Woods, lots 10, 11 and 27, block 91.....	7,500
Cyrus H. Street to J. H. Meyers, lots 82 and 83 Academy Homestead.....	7,000
Edward A. Bushell to William S. McLane, lots 13 to 18, block 80.....	12,000
Fred. Delger to J. J. Hanifin, lots 10 to 13, block A, Grove Tract.....	12,500
Fred. Delger to Robert Dalziel, lots 10 and 11, block B, Grove Tract.....	8,000
John Dixon to James P. Rynders, lots 5 to 12, block 49.....	12,875
Alexander and H. C. Campbell to Isaac Lohman, lots 1, 2 and 5, Campbell Tract.....	11,000
Joseph McGillivray to C. P. Sheffield, southwest quarter of block 138.....	9,000
Alexander and H. C. Campbell to J. C. Trescott, lots 27 and 28, Campbell Tract.....	10,450
Same to P. N. Remillard, lots 22, 23 and 24, Campbell Tract.....	8,250