

a promise of securing to all who desire to labor, steady employment. So many are the advantages and attractions of Oakland as a place of residence, that people from all parts of the State are here constantly seeking homes. Many new suburban residences of great beauty have been erected, and others are being built. The equable climate, the unsurpassed educational facilities, easy and rapid transit to the commercial metropolis, all tend to concentrate population here. Yet the returns of the Federal Census, now being taken, will disappoint many. The truth is the population not only of Oakland, but of San Francisco, and in fact of nearly all American cities, has been estimated too high. Oakland will show about 35,000 inhabitants, an increase unparalleled in the State or Union during the past ten years. At the last enumeration, that of 1870, the population was but 10,000. We regret that the exact figures are unattainable for this issue of the Directory, as the canvass is yet incomplete.

Real Estate.

The long continued activity which characterized the real estate market of Oakland, Berkeley and Alameda for several years, has not been evident during the past year. Sales have been limited and prices have not been maintained, except for choice business property. Residence property in choice locations is, however, much sought for by persons of large means and those retiring from business. Especially is this true of suburban property and sites commanding extensive views. Washington street property has also held its own well, and the establishment of wholesale houses on that thoroughfare has a tendency to raise values. Auction sales of outside lots have been unsuccessful and nothing but an upward turn in business affairs will restore the old time buoyancy of prices. The location of manufactories in this city will have a more direct and immediate effect upon the prices of real estate than any other cause. And it is gratifying to know that prospects are good for the early erection of important industrial works in our midst.

The usual annual record of sales is omitted owing to the fact that no compilations have been made, but it may be stated that estimates by the best authorities do not place the figures at above three millions of dollars for the year 1879. Even this figure may be considered as an exceedingly favorable indication for Oakland, in a period like that through which we have been passing.