

year ending July 31st, 1867, or in a single year one out of about every thirty inhabitants purchased a lot of land in the county. The following table will more explicitly show the real estate transactions for the period named. Sales of real estate in San Francisco from August 1st, 1866, to July 31st, 1867: August, 364 sales, value, \$1,244,674; September, 282 sales, value, \$856,492; October, 379 sales, value, \$979,016; November, 491 sales, value, \$828,804; December, 448 sales, value, \$1,121,373; January, 422 sales, value, \$1,733,333; February, 446 sales, value, \$1,257,763; March, 499 sales, value, \$1,787,801; April, 532 sales, value, \$1,630,092; May, 565 sales, value, \$1,452,390; June, 431 sales, value, \$1,123,640; July, 354 sales, value, \$1,367,818—total sales, 5,213; total value, \$15,383,196.

The above figures include only the sales recorded. If the price for which the Beideman estate sold (in July) was added to the table, its total would be increased over one-half a million of dollars.

Previous to 1864, real estate here was more or less liable to fluctuations; to-day it was held firm at high figures—to-morrow, with more or less distrust, at low ones. But since that time the Coast has advanced rapidly in the development of other, and vastly more reliable sources of wealth than our old and sole one of mining. Everything has, in fact, changed from a feverish and unreliable to a settled and reliable basis. While the causes mentioned, and many others that we have not and need not touch upon here, have contributed their quota in producing this desirable state of things, to the building of the Pacific Railroad, (commenced at the period named) and the certainty of its completion in about three years, is due more than to all other causes combined, not alone the late progress of the Coast, but the rapid advance in real estate here. The wealth of this Coast in natural resources is unmistakably shown by the fact that the local trade which the western half of the Pacific Railroad enjoys, with but ninety-three miles of the road open, is profitable to a surprising extent—in fact, astounding and unprecedented, when it is recollected that but the shell of development has been broken. If, in three months of last Fall, as the books of the Central Pacific Railroad Company show, \$284,365 were earned from but a petty local trade on a road ninety-three miles long, what will the receipts be when the entire road is opened from ocean to ocean, and capital and labor have accomplished their more perfect work of development? Figures larger than those of any other single enterprise in the world can alone answer this question. What, then, will be San Francisco's position when these things are accomplished?—for let it be recollected, her natural location is such that she must always receive her quota of the profits of every industrial enterprise upon the Pacific Coast. All of the latter have had their effect in elevating real estate values in San Francisco; some, like the Pacific Railroad, have had an effect so marked, that even the dullest have perceived it; others have had a less marked, but still a palpable effect upon them.\*

**HEALTH OFFICE.**—This office went into operation in November, 1865, with Dr. James M. McNulty as Health Officer, who appointed W. Picknol Scott as Clerk and keeper of records. During that portion of the fiscal year ending June 30th, 1866, comprising a period of seven months and twenty-two days, there were 1,519 deaths from disease, 62 casualties, and 11 suicides, making a total of 1,592: of these 1,037 were males, 555 females; the proportion of adults was 878 against 714 minors; 928 were natives of the United States, and 664 were foreigners. This year the sanitary condition of the city was very much improved by extending the sewerage in the streets, and filling in vacant lots.

In January, 1867, Dr. Isaac Rowell succeeded Dr. McNulty as Health Officer, reappointing W. P. Scott as clerk. During the fiscal year ending June 30th, 1867, there were 2,522 deaths including 200 casualties and suicides: 1,669 of these were males, and 853 females; 1,398 were adults, and 1,124 minors; the nationalities were, United States, 1,487; foreigners, 1,035. This year a large amount of sewerage has been constructed, which, together with the abatement of nuisances, has caused the death record to be far below the ratio of any American city of comparative population.

\* We are indebted to Charles D. Carter, Esq., for these valuable figures on the real estate of this city.—COMPILER.