

thereto, it is believed to be as fair an approximation as can be made without an official and accurate canvass :

White males over twenty-one, names in the present volume.....	52,300
“ Females over eighteen, estimated.....	30,000
“ Males under twenty-one and females under eighteen, estimated*.....	45,000
“ Males, names refused, and foreigners, estimated.....	5,000
Chinese, male and female.....	4,000
Colored, male and female.....	2,650
Total permanent population.....	138,950
To which should be added a large element of our population known as “floating,” which consists of: 1st. Transient boarders, etc., at hotels, boarding-houses, etc. 2d. Soldiers at the fortifications in the harbor. 3d. Persons engaged in navigating the bay, who claim this city as their residence. 4th. A large number of persons who have no permanent place of abode, together amounting to about.....	9,000
Total population.....	147,950

City Improvements.

It is now about ten years since the prices of real estate in San Francisco, after having reached a point of extreme depression, began to appreciate. With this advance in values, building and other enterprises looking to the expansion of the city, and which for several years had been nearly suspended, were again resumed—improvements of every kind having for the past four or five years progressed at a rapid and constantly accelerated pace. So considerable had been the rise in the prices of property, and so rapid the growth of the place, that it was generally supposed, and by many confidently predicted more than a year ago, that both must receive a severe check within a brief period from that time. Instead of these auguries having been realized, however, the advancement made both in improvements and the prices of real estate has been more marked during the past twelve months than ever before—a result due, not to speculation or an over-weening confidence in the future of the city, leading to a premature growth and an unwholesome inflation of prices, but to its geographical position and other inherent advantages, pointing to it as likely soon to take rank among the great commercial and industrial centers of the earth. That these hopes, though to some they may seem without solid foundation, are not destined to prove illusory, or this confidence ill-founded, the convergence at this point of all the great ocean, interior and overland routes of traffic and travel, our fast increasing population, growing trade and multiplied manufactures are a sufficient warrant; there being perhaps no other city on the face of the globe, whose progress would just at this time appear to be so much an inevitable necessity as that of San Francisco. Lying centrally in the zone of the highest civilization and of the most active and intensely energized exertion, she has already gathered to her wharves a good share of the commerce of the Pacific Islands and the Orient, and is fast establishing channels for securing the trade of the entire Pacific slope of the Continent—while she draws to her by rail a portion of that from the Atlantic seaboard, and Europe. To look then for a sustenance of real estate values and a steady progression in the growth of this city, rapid as it has been, is by no means chimerical or extravagant.

In its growth, San Francisco has spread during the past year in every practicable direction, the greatest expansion being necessarily towards the south and west. Many valuable improvements have, however, been made, meantime, along the city front, both on the north and east. The final adjustment of the question of title to the city's outside lands has given a fresh impulse to house-building in a westerly direction—while the more favorable conditions that exist for the establishment of manufacturing, mechanical, and other active pursuits, in the southerly part of the town, have led to the inauguration of many new industries in that quarter. Nearly every sub-

* The school census of July, 1868, (see page 30-31) gives the number of children under 15 years at 39,728. The number of males between 15 and 21, and females between 15 and 18, is estimated at 5,272, making the aggregate 45,000 of all ages.