

Fire Department and the low rates at which such buildings may be insured. Highly decorated fronts is the adopted style in San Francisco, and many houses on the most prominent streets have been rebuilt in order to conform to the prevailing fashion. In the most business portions, iron is greatly used in house fronts, its great strength and the feasibility of being cast in various forms rendering this material peculiarly adapted to architectural purposes. Of the buildings in course of construction at the time of our last report the Grand Hotel, Bancroft's Building and the Occidental Hotel addition were the most prominent. These have been finished and are now among the most prominent features of the city.

Number of Buildings.—Total, December, 1869, 18,659; erected during the year 1870, 900; of this number 100 replaced old buildings. Total, December, 1870, 19,459, of which 4,380 are of brick and 15,079 are of wood. The Federal Census, 1870, returns the total number at 25,266. (See article on Population, page 11.)

REAL ESTATE.—The following table, taken from Charles D. Carter's Real Estate Circular, shows the number and value of the real estate sales made in the City and County of San Francisco in the year 1870:

January, 333 sales, value, \$1,163,266; February, 339, \$1,078,957; March, 406, \$1,383,806; April, 531, \$1,732,675; May, 482, \$1,939,293; June, 293, \$1,451,748; July, 290, \$1,000,756; August, 479, \$1,335,826; September, 403, \$1,241,406; October, 381, \$925,130; November, 383, \$1,211,229; December, 357, \$1,166,180. Total sales for the year, 4,677; value, \$15,630,272.

This was a very small real estate business, as compared with that transacted in the two previous years. The sales made in 1869 reached 6,908 in number, and \$29,937,717 in value; while those effected in 1868 amounted to 26,724 in number, and to \$27,217,026 in value. Both 1868 and 1869 were years of great real estate excitement, altogether unjustifiable increase of sales and inflation of prices. Real estate was very dull of sale in 1870. Prices of all property outside of Ninth and Larkin streets, and on all second and third class business streets in the southern portion of the city, tended downward, the full average fall amounting to about 20 per cent.

There is really nothing discouraging about this reduction, either of prices or sales. The people have simply learned that neither the true prosperity of a city or State lies in excitement, and in real estate sales and inflation of prices. While sales of land have been dull, buildings have increased rapidly all over the city, but especially in suburban districts.

Though real estate sales were dull and prices had a downward tendency in 1870, general confidence in the stability of the property, and of the future of the city have not been in the least shaken; and the spring of 1871 opens with every prospect of renewed real estate activity. No general advance on present prices is anticipated for a year or so, everything connected with the business having settled down to a quiet and legitimate basis. One of the most encouraging signs of the times connected with real estate, is the reduction by the savings banks of the rate of interest to 10 per cent. per annum. The largest of these banks is now loaning at this reasonable rate in small sums, and all of the others are willing to let money at the same rate in large amounts.

Those who were disposed to take a gloomy view of real estate prospects two years ago, prophesied that a panic in prices would occur, and that the foreclosure of real estate mortgages would consequently become general. None of these prophesies have been fulfilled. Prices have undoubtedly given way some, but not to any general extent; while the services of the Sheriff were not in greater requisition, in connection with real estate foreclosures in 1870, than they were in 1868 or 1869.

COMMERCIAL MATTERS.—The following figures, compiled from the Commercial Herald of January 13, 1871, show the extent of the principal commercial transactions of the Port of San Francisco for the year ending December 31, 1870:

The exports of treasure were \$32,983,140, against \$37,287,117 for 1869. The total gross value of exports of merchandise to foreign and domestic ports in 1870 was \$17,848,160, against \$20,888,091 for 1869. The excess of arrivals over departures of passengers was 15,079, against 24,402 for 1869. The total number of vessels which arrived was 3,558, with a tonnage of 1,062,199, against 3,543 vessels, with a tonnage of 1,166,509, in 1869. The number of vessels which left port was 763, with a tonnage of 573,582. The receipts from Customs were \$7,739,248, against \$8,339,384 in 1869. The aggregate Federal receipts in the First District was \$11,479,785, against \$12,224,889 in 1869. The entire coinage of the U. S. Branch Mint was \$20,355,000, against \$14,363,550 in 1869. The amount of the sales of mining and other stocks amounted to \$51,186,450, against \$69,089,731 in 1869.

Shipments of Treasure from San Francisco, 1848-70.

1848, \$58,500; 1849, \$4,921,450; 1850, \$27,676,346; 1851, \$42,582,695; 1852, \$46,586,134; 1853, \$37,331,024; 1854, \$51,328,653; 1855, \$45,161,731; 1856, \$50,697,434; 1857, \$48,976,692; 1858, \$47,548,026; 1859, \$47,640,462; 1860, \$42,325,916; 1861, \$40,676,758; 1862, \$42,561,761; 1863, \$46,071,920; 1864, \$56,707,201; 1865, \$45,308,227; 1866, \$44,364,393; 1867, \$41,676,722; 1868, \$35,444,395; 1869, \$37,287,117; 1870, \$32,983,140. Total, \$335,916,697.

Mortality—San Francisco, 1869-70.

The Report of the Health Officer for the year ending June 30th, 1870, places the number of deaths as follows: Males, 2,055; females, 1,188; total, 3,243—of which 2,989 were white persons. The total deaths during the year 1869 was 4,093.