

seven thousand one hundred and twenty-one; the number of departures, forty-three thousand and seventy-four; leaving a gain in population of sixty-four thousand and forty-seven. The sales of mining stocks aggregated eight million two hundred and eighty-seven thousand one hundred and seventy-seven shares, amounting to \$220,222,890.

Real Estate.

The true condition of the people of a city is more closely determined by the record of its real estate transactions than by any other information within the reach of a compiler. Numerous heavy transfers show that our miners, merchants, and capitalists have been making unusual accumulations, and the vast number of minor transfers is a sure indication that mechanics and laboring men are becoming the owners of homesteads. It will be noted presently that the year 1875 was fruitful in real-estate transfers which were of the extreme classes. It was a good year for capitalists and speculators, and for those engaged in industrial pursuits. The connection is readily seen. It is likely that hundreds of men who found employment in the erection of prominent commercial buildings, converted a portion of their earnings in the purchase of homestead property. The money disbursed to mechanics on the Palace Hotel or the Safe Deposit Company's building, has, to a large extent, reappeared in homesteads, and has thus doubly benefited the city. We compile our statements of the real-estate business from Magee's Real Estate Circular, which, from month to month, faithfully reviews what has been done.

BUSINESS OF THE YEAR.—There were four thousand five hundred and eight sales, amounting to \$35,889,374, an increase of six hundred and fifty-four sales, and \$11,995,475 in amount, for the year. These sales are classified as follows: Fifty-varas, seven hundred and thirty, \$10,451,519; hundred-varas, four hundred and twenty-seven, \$7,343,670; city slip and water lots, seventy-seven, \$2,268,620; South Beach, five, \$100,250; Potrero, two hundred and eighty-one, \$1,013,776; Mission Addition, one thousand three hundred and eight, \$5,969,929; Western Addition, one thousand one hundred and twenty-five, \$7,840,488; South San Francisco, one hundred and twenty-nine, \$156,600; Homestead Associations, forty-nine, \$193,610; Outside Lands, two hundred and forty-seven, \$630,763; Tax and Skeleton Titles, one hundred and fifty-six, \$59,150. There were two thousand nine hundred and eighty-eight mortgages, amounting to \$16,892,268; and one thousand eight hundred and ninety-four releases, amounting to \$9,740,277. The increase in the number of mortgages for the year, is three hundred and seventy-two, in amount, \$19,564; the decrease in the number of releases was one hundred and thirty-five, and the amount of the decrease was \$1,460,974.

SUMMARY BY MONTHS.—January: Number of sales, 500; amount, \$3,724,840. Among the notable sales are the following: Northwest corner Front and Commercial, sixty by sixty feet, \$60,000; southwest corner Dupont and Post—one hundred and twenty feet on Dupont and ninety-seven and a half on Post, \$100,000; north side California Street, sixty-two and a half feet east of Montgomery, east twenty-five by sixty-eight and three-fourths, \$85,000; south side of Pine Street, eighty-seven and a half feet east of Montgomery, east fifty by one hundred and thirty-seven and a half feet, \$140,000. There were twelve sales of property, worth \$50,000 or more. February: Number of sales, 414; amount, \$4,506,538. There is a decided increase in the value of sales in the Western Addition. Notable sales were as follows: Southeast corner Sanson and Halleck, east thirty-four by sixty-eight and a half feet, \$85,000; east side of Montgomery, sixty-eight and a half feet south of Pine, south forty-six by fifty-seven and a half feet, \$127,000; northwest corner Powell and Ellis, north forty-four by ninety-three and a half feet, \$53,000; northeast corner Washington and Davis, east seventy by one hundred and twenty feet, \$45,000; southwest corner Clay and Sanson, west forty by one hundred and twenty feet, \$75,000; northwest cor Post and Stockton, one hundred and thirty-seven and a half by one hundred and thirty-seven and a half feet, \$95,000; southeast side of Market, seventy-eight feet northeast of Sixth street, northeast ninety-eight and a half by one hundred and seventy, \$180,000, bought by E. J. Baldwin. March: Number of sales, 520; amount, \$4,264,397. Sales in the Western Addition were greater than ever before recorded. The most notable transfer was of the property on the east side of Montgomery Street, seventy feet south of Pine, forty-four by sixty-seven and a half feet, for \$138,000, or \$3,036 per front foot, the Real Estate Associates being the buyers. The following important sales are also noted: southeast corner of Kearny and Sutter, south one hundred and twenty-two and a half feet to Ver Mehr Place, by ninety-seven and a half feet, \$344,500; southeast side Market Street, three hundred eighty-one and a fourth feet, southwest of First, southwest thirty-one by one hundred and fifty-five feet, \$66,000. Undivided half interest south side of Brannan Street, two hundred and seventy-five east of second, east five hundred and fifty by five hundred and fifty feet, \$300,000. April: Number of sales, 428; amount, \$3,726,545. There is noted a heavy falling off in sales in the Western Addition, and in business properties. The most important sale was of the property on the northeast corner of California and Montgomery, east sixty-two and a half by sixty-eight and a fourth feet, for \$350,000. May: Number of sales, 382; amount, \$4,078,465. Business property is in great demand, also the more valuable classes of residence property. William C. Ralston transferred his half interest in the Palace Hotel to Mr. Sharon for \$1,750,000. The lot south side of California Street, one hundred and three and two-thirds