

THE REAL ESTATE MARKET.

Being holiday week, the number of sales consummated has been small. Real estate dealers are patiently waiting for the new year to usher in better times, and, with other business men, are enjoying the holidays as best they can. There have been no large sales of business property; no expensive residences or residence lots have changed hands; not, even a single Sheriff's sale to break the monotony. The most important sales consummated are as follows:

James Kitterman pays \$10,000 for a property on the west side of Stockton street, 137.6 feet north of Broadway. The lot is 24.8x137.6 feet, with same buildings.

A lot in the Western Addition, 27x106.24, on the north side of California street, 34.3 feet east of Keiser, was purchased by Edward Q. Turner for \$2180.

A one-half interest in a brewery property in the Western Addition, with the fifty-vara lot upon which it stands—the building being three stories, part frame and part brick, and covering nearly the whole block—located on the southeast corner of Fulton and Webster streets, together with the beautiful lot, 40.6x27.6 feet, on the northeast corner of Fulton and Fillmore streets, was deeded by Elizabeth Gluck to Charles E. Hansen for \$10,000.

Another property in the Western Addition and on California street was sold to Isaac B. Jourdain. The lot is on the north side of the street, 135.3 feet west of Webster, and is 25.6x137.7 feet. The price paid was \$5500.

A property on the southeast side of Bryant street, 75 feet southeast of Fourth street, southwest 275 feet, southeast 275 feet, and then in irregular shape, was purchased by E. K. Cooley and others for \$10,000.

Kate Morse paid \$1100 for a lot on the east side of Fair Oaks street, south of Twenty-fourth, 39x125 feet.

LOANS.
This week the tables are turned and the people have borrowed more money than they have paid up. It has been the rule during the past twelve months to pay up indebtedness at the rate of about \$50,000 a week. There has been occasionally a week when the mortgages have exceeded the releases. This week private individuals have loaned nearly \$70,000 in excess of payments. The German, Hibernian, Humboldt and French banks have all loaned more than they have received in payments. The total amount loaned is not greater than is usual, but the payments have been much less. The total releases for the week are but 23, whereas last week they were 42; the week before, 39, and the week still previous, 49. The number of mortgages this week has been 41. It was 32 last week, 37 the week before and 32 the week previous to that. Money-lenders do not yet lower their rates of interest to that paid in Eastern cities; although, doubtless, if they should do so wise a thing the demand would be greatly stimulated thereby, and poor people and those of moderate means would rather use what money they have on hand and borrow more with which to buy homes than to pay rent. It would be cheaper for them to do it.

The German Bank this week loaned \$30,000 on residence lots, improved and unimproved, for one year at 4 per cent. A private person loaned \$11,000 for two years at the same rate on Sixth-street improved property.

Thirty thousand dollars was loaned by a private person on brewery and residence property in the Western Addition for two years at 7 per cent.

The releases were all small and upon residences and lots, with one exception, when a mortgage of \$25,000 was released on Market-street property.

The mortgages and releases of the week are distributed as follows:

	Mortg's	Releases.
Private individuals.....	\$72,110	\$ 47,350
German.....	46,200	8,500
Hibernian.....	13,000	8,550
Humboldt.....	1,500	500
Savings Union.....		2,500
City Street.....	3,800	14,000
French.....	5,000	4,000
Nevada.....		25,000
Home and Loan Association.....		4,000
Metropolitan Building and Loan Association.....	4,000	
Totals.....	\$146,745	\$71,635
Amount in favor of mortgages.....		\$64,810

NORTH BEACH.

This part of the city has long been under a cloud, and has not prospered as some other sections which were settled later. There has been street railroad communication for many years, and yet there has been no activity in real estate matters for a long time. It was believed that the opening of New Montgomery street would have a tendency to give life and confidence to its waning interests, and to some extent it did. On the east end of that street some handsome four-story buildings were erected, and a large and commodious five-story hotel was built on the corner of Jackson, extending back to Pacific street; but west of there there has been no very great excitement at any time. The opening of this street, or avenue, made North Beach easily accessible to heavily loaded teams, whereas before it was almost inaccessible with moderate loads. Within the last two years another means of access has been made by way of Bay street around the north side of Telegraph Hill, and the heaviest teams can travel this road with as much ease as any other in the city. The building of the seawall from Meigs' wharf, at the foot of Mason street, eastward and southward, has provided still another easy means of ingress and egress. The seawall was probably the entering wedge which was to open this section of the city to business, the future of which cannot be fully foreseen.

Several whole blocks of land which extended into the bay have been filled, and on others the filling is going on. Lots which would not sell for \$1000 are now held for from \$5000 to \$10,000, and the owners are not anxious to sell. Railroads coming overland, and which will make this city their terminus, see no other location so suitable for depots, and are seeking entrance to the city at this place. The Ocean Shore Railroad, so it is anticipated the time, has purchased several lots, and probably would purchase more at figures which they think advisable, and doubtless have in view making their terminus or initial point on these lots. It is said that the Atlantic and Pacific Railroad Company have their eye on this locality. In view of these considerations the property-owners of North Beach are in more substantial anticipation than ever before. It is believed that a great overland railroad, with the terminus directly in this city, will do much to enhance the value of real estate in the immediate vicinity of its depots. The Central and Southern Pacific depots at South Beach are surrounded with manufactories, warehouses, and such other business as ought to be near transportation and shipping points. The value of lots has been enhanced from a few hundred dollars to thousands. That such will be the case at North Beach many of the most sober and considerate owners of real estate firmly believe. Many owners refuse to sell, and others who can are holding for the good day when the wharves at that end will be lined with shipping, heavy exchanging freights and passengers with the great overland roads; to the day when one of the finest passenger depots in the world will adorn the place now almost lost to public view; to the time when a half-mile of freight depot will be necessary to accommodate the great and growing overland trade and commerce.

THE WESTERN SUBURBS.

Adolph Nuro has purchased almost the entire extreme western portion of the city, extending from Thirty-fourth avenue on the east to the ocean on the west, and from the city cemetery on the north to Golden Gate Park on the south, besides a great number of lots south of the Park. A large part of this section he has doubtless bought with the expectation of realizing handsome profits. The Cliff House property has been purchased with the intention of improving and making it the most attractive resort for the general public in or about the city.

A large part of the country lying west of the cemeteries both north and south of Golden Gate Park, is a continuous stretch of sand, and yet the growing population is dotting it over with cottages, and before many years these changing sands will be blossoming as the rose. It is well known that a large part of our great city, with its myriads of flowery gardens, were a few years ago of the same impassable nature.

North of the Park and cemeteries are several hundred houses and that locality presents a lively and growing appearance. The Geary street road runs to First avenue and thence to the Park, making regular trips daily, and is almost continually well filled with passengers going to and fro to the Park and elsewhere. The Butter-street and California-street cable roads run to the cemeteries, making three cable roads running regularly. The Fulton street road is chartered and may build a road on that street to the ocean during the coming year. These roads add very materially to the accessibility of this part of the city. Being cable roads their cars run very smoothly and evenly, and are a pleasure to ride in. There is no suburb of the city so available at the present time, and none just now presenting so good a prospect for the future. Lots 25x125 feet sell for from \$50 to \$500, while lots of the same size ten minutes nearer Montgomery street sell for from \$2000 to \$2000 each.

On the south side of the Park, from its very east end, there are many hundreds of the choicest residence lots in this city of so many beautiful sites. They are high and the view is commanding. Golden Gate Park lies spread out for its full width and length, with its meandering walks, its ever-green lawns, its hundreds of vehicles containing happy people drawn by swiftly moving steeds; in plain view from many a choice hillside; and to others the old ocean is a familiar sight, with its white caps and smoking steamers; and to still others nearer the ever-moving waters the continuous roar of the breakers may be seen and heard.

This side of the Park is away from the cemeteries, but in full view, and the thousands of monuments present a thoughtful and not unimpressive scene.

The Haight-street road is chartered to the ocean from its Market-street junction, and is in the hands of the same persons who have made the California-street road one on which many people ride simply for pleasure, and who will doubtless make this one of the best roads in the city. The attention of men of wealth has been drawn towards the fine sites on this side, and there is quite a general impression among the lovers of costly homes that the finest avenue we will have will be that adjoining the Park on the north, and that the time will come when wealthy citizens will line it with elegant mansions from the east to the west. There will then be two handsome "drives" to and from the city and the ocean, besides the one through Golden Gate Park, the later of which will be about four miles of one of the handsomest drives in the world, and which separates the two sections which we have mentioned.

NOTES.

Thomas H. Blythe has commenced on Dupont street to tear down the old buildings on his lot, bounded by Market, Dupont, Geary and Brooks streets, in preparation for the handsome five-story brick building he intends to build there this coming year.

Henry Hinkle has commenced the erection of five elegant houses on the lot which he purchased recently on the corner of Larkin and Sacramento streets. The framework is up for two of them and the foundations laid for the other three.

ket westward, is not paved, and a more slushy highway it would be difficult to conceive of.

All the stores in Phelan's new block are rented. Some of them will be occupied on the first of the year, and others as soon as they can be prepared.

The Sixty-sixth street filling is progressing at the rate of about six feet a day.

RECAPITULATION.

	No. Credits.
Transfers this week.....	56 \$124,630
Transfers last week.....	77 153,487
Transfers the previous week.....	83 684,463
Transfers the week before.....	90 764,014

	No. Mortg's	No. Releases.
This week.....	44 \$240,745	23 \$ 71,635
Last week.....	42 151,200	42 214,300
Previous week.....	37 140,518	38 146,373
Week before.....	32 96,814	40 122,453