

—in ranches and oil projects—and the rest is finding its way in a golden stream into new buildings throughout the city. Withal that the local market is quiet in larger transactions, it is consequently understood that conditions are sound in city real estate affairs, with buying representing only the immediate needs of the community.

One deal in country real estate already reported this week represents an outlay of half a million dollars. This deal was negotiated here, and the money involved is local capital. The property is the ranch of Senator Perkins, comprising 28,000 acres in San Luis Obispo, Kings and Santa Clara counties. The identity of the buyer is withheld, the deal having been made through the First National Bank. The other deal, so far, has not got beyond the rumor stage; but it is said to have been successfully negotiated. This property is situated in the San Joaquin valley, and it is said that the consideration is not far from a figure which will make both deals close to three-quarters of a million dollars.

In connection with sales of residence sites in the district overlooking the Golden Gate at Baker's Beach agents state that these lots are fast being acquired by lovers of the picturesque marine views out there, of which there are but few remaining in the city. To illustrate what improvement of suburban lands may accomplish an instance was cited yesterday by a real estate agent who sold lots in the Richmond district some seven and ten years ago, the land sold being opposite Baker's Beach. He said that lots on the west side of Twenty-fourth avenue north of Lake street sold for \$300 to \$600 each. About seven years ago three lots on that avenue and line between Lake and West Clay streets sold for \$600 each, or \$1800 for all. The same property was sold two weeks ago for \$10,500. It happens to be on the west side of the avenue, facing the new West Clay Park. On the opposite side of the block, that is, the east line of Twenty-fourth avenue, between Lake and West Clay streets, lots sold for \$300 to \$600 at the same time. Today they are worth not less than \$100 a front foot, if not more.

ADVANCE OF THE SUBURBS.

The vast volume of street improvement which has been effected in Richmond district between Clement street and the Presidio wall, west of Twelfth avenue to Twenty-seventh avenue has served to enhance the values of property there sharply, so that prices are ranging toward \$100 a foot along Lake

One hundred vara.....	28	302,800
Potrero and South San Francisco.....	108	96,775
Mission Addition.....	184	462,640
Western Addition.....	92	680,000
Outside Lands and Homesteads.....	263	567,825
Total.....	726	\$3,153,940

An analysis of the sales business of the month is given in the Circular in an optimistic strain.

"During the month of April 726 sales of real estate were recorded for a total of \$3,153,940," it says. "This total is well over the average for the past year. Such a satisfactory total for the business of the month, compared to the total for previous months, shows general activity, especially in the matter of medium-priced and small sales, as there were very few large sales recorded, there being only three sales last month which were over \$100,000. The sale of the Ingleside tract of 150 acres to the Urban Realty Improvement Company for \$400,000, which was consummated during the past month, is not included in the above figures. The property was bought under an agreement with a substantial cash payment, but the deed to the property will not be recorded for some time. This was the largest real estate sale made this year. The improvement and subdivision of this large tract and similar tracts will mean much in the growth of home-building in this city in the immediate future.

"The Fifty Vara section leads, as usual, with a total of sales of \$1,034,900, the Western Addition second with a total of \$689,000. The greatest activity in the number of sales was in the Outside Lands and homesteads, in which 263 sales for a total of \$567,825 were recorded. The total of \$302,800 in the One Hundred Vara section is accounted for by the recording of a large sale at the corner of Seventh and Townsend streets for \$200,000, in addition to the usual business done in this section.

"Among the principal sales recorded during the month were the following:

PRINCIPAL SALES OF MONTH.

"In the Fifty-Vara section: The northwest corner of Geary and Mason streets, 137½ feet front on Geary street by 40 feet on Mason street, with 'L' in rear, 20 by 57½ feet, was reported sold for \$200,000; the west side of Mason street, 27½ feet south of Ellis, 55 by 82½, improved, was reported sold for \$140,000; the northeast corner of Mason street and Elwood place, between O'Farrell and Geary streets, 32½ by 137½, with 'L' in rear, 18 1-3 by 60, sold for \$80,000; the south side of Pa-

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