

REAL ESTATE NEWS.

While more business was done at private contract last week than during the preceding one, the auction business was not so active as it was fully as inactive. The offerings were constantly uninteresting and the attendance at the sales was small. In the brokerage branch of the market, however, there was a very noticeable improvement in conditions, and the demand for town residences was quite marked. It is noteworthy, too, that the dwellings sold were of a better class than those which figured in the midsummer dealing, and the same thing is true as regards their location. Outside of the dealing in dwellings, there was a slight increase in the demand for unimproved property, and several fairly good transactions of this character were reported. The most interesting of these was the sales of a number of lots at Morningdale avenue and 115th street, and a block front, reported, on Lenox avenue, between 138th and 139th streets. The purchases were made with the intention of improving the property.

While the past week was undoubtedly dull so far as the selling of property was concerned, there was a noticeable impetus given to the renting business. This was true of almost all classes of improved property, from the tenements of the East Side to private residences near Central Park on the east and west sides. The consensus of opinion among the brokers is that the renting season is to be a particularly good one, with no marked increase or decrease in charges, but rather a general averaging of the high-priced apartments to undergo slight reductions while those less pretentious will rent for a trifle more.

This general averaging is the result of perfectly natural causes. On account of the very noticeable increase in number of high-class apartment houses, the resulting competition has compelled a general reduction of charges, a reduction which would be much more marked were it not for the great demand which exists just at present for this style of housing.

On the other hand, there is a clear distinction now between a flat house and a tenement, and both gain by this fact. The owners of tenement houses are fully aware of the fact that labor is in great demand and that the wages paid for a day's work are perhaps higher than in years. They argue from this that the lessees of rooms in tenements will be glad to pay for them than heretofore, and the rents are raised accordingly. This increase would be even greater were it not for the fact that there is a tendency on the part of their tenants to move nearer the fields of their work, in the west part of the city, and in Brooklyn, and so away from the strictly tenement districts. This movement on the part of workmen accounts in part, at least, for the decrease in the tenement population of the Seventh, Tenth, Thirteenth and Seventeenth wards of the city.

Flats, however, in a general way, will remain about where they now are, with very little difference what improvements are made to them, so long as passenger elevators are not among them their value in the eyes of the house-seeker will depend on their location, and this is not subject to change. As demand for the kind of dwelling is good at present, particularly in Harlem.

There is still a month at least before the renting business comes to an end and the indications are that the brokers and agents who find little business to be attended to in sales will be kept busy enough bringing landlords and tenants together.

As has been pointed out, business in the Broadway saleroom was dull. The present week promises a reversal of this condition of things, and if the list of offerings does not suffer from adjournment and withdrawal, there will be a very active activity. The offerings for Monday number eight.

The following are the comparative tables, for Manhattan and The Bronx, of the conveyances, mortgages and projected buildings for the corresponding weeks of 1898 and 1899, as compiled by the Record and Guide:

Table with 2 columns: 1898 and 1899. Rows include Total number, Amount involved, Number of mortgages, and Total amount of mortgages.

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Private Sales. Douglas Brown has sold for Sarah B. Hendrick, the four-story dwelling, No. 77 East Fifty-sixth street.

Joseph A. Farley has sold for about \$4,000, the five-story brick building on lot 253, No. 538 West 160th street.

John H. Massar and Nellie Massar have sold for the Phelps estate the dwelling, No. 239 Madison avenue, on lot 253, No. 538 West 160th street.

Monday's Auction Sales. Jerome avenue, south side, 220 1/2 feet front east of 177th street, 25x102 1/2x30, 15,101, three-story frame building.

Brook avenue, 775, north side, 110 1/2 feet front, 125 feet wide of Columbus by north 24 1/2 by east 184 1/2 by Brook avenue, by north 22 1/2 by south 35 to beginning, five-story brick.

Madison avenue, 515, east side, 84 1/2 feet front of 144th street, 18x27, three-story brick dwelling, George S. Miller, executor.

Brook avenue, 877, northwest side, 145 1/2 feet front of Third avenue, runs west 84 1/2 feet to side Post street, 18x27, three-story brick dwelling, George S. Miller, executor.

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REAL ESTATE BOARD OF BROKERS.

Real Estate. J. HAMILTON HUNT, MEMBER REAL ESTATE BOARD OF BROKERS, 2267 BROADWAY, cor. 81st St. FORMERLY BOULEVARD. SPECIAL ATTENTION GIVEN TO THE SALE, RENTAL AND GENERAL MANAGEMENT OF REAL ESTATE. Telephone, 751 Riverside.

THOMAS & ECKERSON, Real Estate & Insurance Brokers. Money to Loan at 4 per cent. ENTIRE CHARGE TAKEN OF ESTATES.

ASHFORTH & CO., Real Estate, No. 1509 BROADWAY, EDWARD ASHORTH, Near 64th Street.

HORACE S. ELY & CO., REAL ESTATE, 64 Cedar St. J. EDGAR LEYCRRAFT, Agent, Broker, Appraiser, 1517 BROADWAY.

WM. HENRY FOLSOM, REAL ESTATE, 14 WEST 39TH STREET. City Real Estate. Borough of Manhattan For Sale.

CHRISTIE ST. near Grand, 3 full lots, factory on rear, small houses on front, very low. CRYLLIE CARREAU, 255 Grand St., near Bowery.

MADISON AV. above 100th St., corner and inside house very desirable. CRYLLIE CARREAU, 255 Grand St., near Bowery.

116 ST. near Lexington av., fine double flat; CRYLLIE CARREAU, 255 Grand St., near Bowery.

Three lots E. Cor. Bay and 163d St. Two lots on East 157th St. with small house. Two lots on East 157th St. with small house. Two lots on East 157th St. with small house.

CYRILLE CARREAU, 255 Grand St., near Bowery. Real Estate—Out of the City.

7 Wall St. and 503 Fifth Av. BAR HARBOR SPECIALTIES. All the desirable residences along the Sound and Hudson river, with amply furnished cottages for sale and rent. Telephone, 1074 Cortlandt.

To Let for Business Purposes. A—A—A. Stores. A—A—A. Corner Worth and Mot and Chatham Sts. B. E. Cor. 1st and 4th Sts. Large Store, will sell.

NEW FLATS \$36 TO \$40. 324 BROADWAY BOULEVARD. BEYER, ARCHT. AND INT. DECOR.

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Real Estate—Out of the City.

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"DAYLESFORD," 74 West 89th St. One 7 room, all improvements, very low.

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Miscellaneous. A—A—A. FLATS. 608 to 614 Lexington av., 8 rooms, \$25 to \$35. 615 East 10th St., 7 rooms, all improvements, \$24 to \$28.

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