THE REAL ESTATE MARKET

BRONX PROPERTY LEADS IN THE TRADING.

About Three-fourths of the Brokerage Deals Reported Yesterday Were From the Northerly Borough—Two Family Houses and Cheap Lots Sold Mostly.

A conspicuous feature of yesterday's trading at private contract was the larger proportion of sales reported for the Bronx. Ordinarily the Manhattan sales outnumber those in the northerly borough. Yesterday, however, the case was reversed, the Bronx sales comprising three-fourths of the total. Most of them were concerned with two family dwellings and vacant lots.

In some quarters it is claimed that The Bronx realty market is on the high road to recovery, and the claim is to some extent borne out by the fact that building construction is being resumed there on an increasing scale. Last week for example forty-nine new buildings, valued at $461,000, were projected, against forty-three buildings, valued at $431,000, projected in the same week a year ago.

The new constructions are mostly inexpensive houses in the outlying sections, corresponding in kind to those figuring in the current brokerage dealing.

Private Sales.

FIFTY-FIFTH STREET.—Pease & Elliman in conjunction with Dennis & Preston have sold for James M. Duane No. 62 East Fifty-fifth street, a five story American basement dwelling, on lot 16x100.5, to a client for occupancy.

104TH STREET.—Pease & Elliman have sold for a client No. 319 West 104th street, a three story and basement stone front dwelling, on lot 20x100.11.

131ST STREET.—M. & W. Schacht have sold for Mrs. M. Britting No. 53 East 131st street, a five story flat, on lot 25x99.11, to John Lindenberger, who gave in part payment property at New Dorp, Staten Island.

FOURTH STREET.—N. Brigham Hall & Son have sold for the Radford estate to M. E. Solzer No. 175 West Fourth street, a three story dwelling, on lot 18x55.

169TH STREET.—S. Ullman has sold for the Thornton Bros. Company to C. Stichtenoth No. 360 East 169th street, a three story two family dwelling, on lot 20x90.

COMMONWEALTH AVENUE.—Gustav Kugelmann has sold to William Vopff a two family house on the west side of Commonwealth avenue, 150 feet north of Tremont avenue, on lot 25x100.

FRANKLIN AVENUE.—Williamson & Bryan have sold for Mrs. Lucy Hargrove No. 1144 Franklin avenue, a four story flat, on plot 27.6x100.

HOE AVENUE.—J. J. Haggerty has sold for W. R. Rose No. 1503 Hoe avenue, a two family frame house, on lot 25x100.

HAMMOND AVENUE.—Gustav Kugelmann has sold for Mary Campbell to Mr. Kuntze lot No. 394 on Hammond avenue.

WEST CHESTER.—John A. Steinmetz has sold for J. W. Brown and a Mr. Culver to Daniel Bedell lots Nos. 212 and 311, McGraw estate, 50x100.

PROSPECT AVENUE.—The Gaines-Roberts Company has sold No. 961 Prospect avenue, a new six story apartment house, on plot 40x195 about 150 feet north of 163d street.

BROOK AVENUE.—Jacob Leitner has sold for Stevenson & Raldiris the new six story flat, with store, at No. 1525 Brook avenue to the Sandow Realty Company, and for David Greenfeld the plot 48x100 on the east side of Brook avenue 126 feet north of 170th street.

MACY PLACE.—Jacob Leitner has sold for Morris Andur the two story and basement two family brick house at 1039 Macy place on lot 25x100.

KELLY STREET.—Jacob Leitner has sold for Emanuel Stern the plot 80x100 on the west side of Kelly street 206 feet north of Longwood avenue, to the Kellwood Realty Company, which will erect two five story houses.

CAMBRELING AVENUE.—Morris Kann has bought No. 2303 Cambreling avenue, a two story house, on lot 16.8x100.

OLINVILLE AVENUE.—Mrs. Mary E. Allen has sold No. 147 Olinville avenue, a two family house, on lot 25x100.

MONROE AVENUE.—Martin Goldfarb has bought through E. J. Reynolds the southwest corner of Monroe avenue and 173d street, a plot 95x95.

Miscellaneous.

M. & L. Hess deny that they have sold the property at Nos. 460 and 462 Sixth avenue, southeast corner of Twenty-eighth street.

John J. Boylan negotiated the sale of No. 616 Eleventh avenue for John W. Haslop to Philip Ryan.

The H. H. Fuller Realty Company has leased for the Improved Property Holding Company to the Millington Company for ten years the store and basement at No. 63 West Forty-second street; also for the estate of M. C. Wotton to the Manhattan Electrical Supply Company for ten years the store and basement at No. 110 West Forty-second street; also for Coleman & Krause to the Charles J. Bogue Electrical Company the fifth loft in Nos. 513¾-515 West Twenty-ninth street for a term of years.

Denzer Bros. have leased for Fitch, Mott & Grant, as attorneys, the store and basement at No. 411 Broadway to a safe and vault company for a long term of years. They have also leased the store and basement at No. 8 Greene street, store and basement at No. 2 Walker street, store and basement at No. 22 Lispenard street, store at No. 19 Lispenard street and the store at No. 163 Bowery.

G. W. Barney has leased to G. H. Lowel & Co. 2,500 square feet in the building at No. 331 Greenwich street; also to Josephson Bros. 2,500 square feet in the building at No. 498 Broome street, and to S. Berovwitz 2,500 square feet in the building at No. 145 Chambers street.

George Brettell & Son report the following leases: For Louis Lese No. 315 East 125th street, a three story brick dwelling, to Mrs. Kelly; for Osk & Edelstein, No. 355 East 124th street, a three story dwelling to Mr. Knapp.

Duff & Conger have rented for Jacob Axelrod four apartments in the Hanover, at Park avenue and Eighty-third street.

Plans have been filed with Building Superintendent Murphy for an eleven story fireproof mercantile building to be erected at No. 45 to 51 West Twenty-fifth street for the Building and Engineering Company. It will have a frontage of 100 feet and a depth of 85 feet, the façade being decorated with large mezzanine bays set between Ionic pilasters. It is to cost $400,000, and will be a duplicate in design and consruction of the mercantile edifice completed last year for the same company at No. 27 to 35 West Twenty-fourth street. The architect is William H. Birkmire.

Plans have been filed for remodelling and modernizing the four story lodging house at Nos. 81 and 81½ Bowery and refitting the ground floor store. The improvements are to be made for C. H. Moses and Moses and Aaron Shulman and will cost $5,000, according to the estimate of the architect, Samuel Sass.

Plans have also been filed for a new ornamental porch and entrance for the clergy house of the Church of St. Paul the Apostle, and occupied by the Paulist Fathers, at No. 415 West Fifty-ninth street. It will have a brown stone staircase 24 feet wide and 12 feet deep, with an ornamental roof of Gothic design with green slate tiles and a carved cross. Wilfred E. Anthony and Roff are the architects.

The Bronx plans for new buildings comprise a row of five two-story dwellings for the Wainwright Building Company on Valentine avenue north of 183d street, to cost $25,000; a three story flat, with store, on Columbus avenue west of Garfield street, to cost $12,000; and a two story dwelling on Country Club avenue west of John street, to cost $3,500.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

Hudson street, No. 639½, west side, 39.4 feet north of Horatio street, 19.8x65.4x19.7x63.4, three story tenement; T. C. Stephens vs. J. J. Flammer et al.; due on judgment, $4,460.17; subject to taxes, &c., $1,562; to the plaintiff $5,000

Seventh avenue, No. 2167 to 2177, southeast corner of 129th street, 99.11x75, six story flat and store; Isaac Liberman et al. vs. L. S. Greenbaum et al.; J. C. Levi, Weil & N., attorneys; E. W. McDonald, referee; due on judgment, $30,121.69; subject to taxes, &c., $1,982.51; subject to a first mortgage of $170,000 and a mechanic's lien of $292.50 and a chattel mortgage of $1,130. Adjourned to April 28

BY BRYAN L. KENNELLY.

Twenty-fifth street, No. 32, south side, 375 feet east of Sixth avenue, 25x98.9, four story dwelling; Warren McConihe vs. M. V. Telair et al.; due on judgment, $3,002.63; subject to mortgages aggregating $51,600; to the defendant $58,855

Tiffany street, west side, 256.5 feet north of 163d street, 90x100; vacant; Twelfth Ward Bank vs. I. L. Alexander et al.; E. L. Barnard, attorney; D. A. Spellissy, referee; due on judgment, $10,672.33; subject to taxes, &c., $350 ..... Adjourned to May 20

131st street, No. 528 to 532, south side, 90 feet east of Old Broadway, 65.3x107x77x66.1, two six story flats; North American Mortgage Company vs. J. Goldman A. & C. Co. et al.; due on judgment, $20,764.91; subject to taxes, &c., $1,084.26 to the plaintiff $15,000

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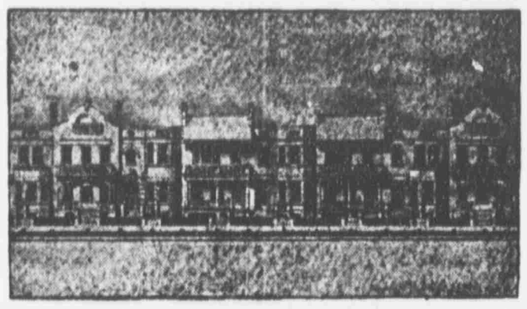

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FLUSHING COUNTRY PLACE FOR RENT OR SALE, 3 acres, brick mansion, late residence of H. A. Bogert; 3 stories, large attic, 19 rooms, butler's pantry, 2 bathrooms, conservatory; large basement kitchen and laundry; steam heat, hardwood floors; $75,000; rent $250 per month. Apply ELLIOTT, JAFFRAY & CO., 194 Broadway, N. Y. City, or local agents.

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Leave Pier 44, N. R., weekdays, 6 P. M.

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From Piers 51-52-54, North River.
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Passengers booked through to LONDON and PARIS.

Etruria....Apr. 25, 11 A.M	Lusitania..May 6, 10 A.M
Lucania....Apr. 29, 11 A.M	Campania..May 9, 10 A.M
Carmania...May 2, 3 P.M	Mauretania..May 13, 2 P.M

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GIBRALTAR, NAPLES, TRIESTE.
SLAVONIA.....April 30, noon; June 18, Aug. 6
PANNONIA.....May 14, noon; July 2, Aug. 20
CARPATHIA.....May 28, noon; July 16, Sept. 3
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St. Louis.....April 25 St. Paul.....May 9
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ATLANTIC TRANSPORT LINE
New York—London Direct. Pier 39, N. R.
Minnehaha. Apr. 25, 1:30 P.M. Minneapolis...May 9
Mackinaw. Apr. 30, 11:30 A.M. Minnetonka...May 16

RED STAR LINE From Pier 14, N. R., at 11 A. M.
New York—Dover—Antwerp.
Zeeland.....April 25 Finland.....May 9
Kroonland.....May 2 Vaderland.....May 16

WHITE STAR LINE From Pier 48, N. R.
New York—Queenstown—Liverpool.
Arabic.....Apr. 30, 10 A.M. Baltic...May 14, 4 P.M.
Celtic.....May 7, 10 A.M. Cedric...May 21, 10 A.M.
Plymouth—Cherbourg—Southampton.
Majestic....Apr. 29, 10 A.M. Teutonic May 13, 10 A.M.
Oceanic.....May 6, 10 A.M. Adriatic...May 20, 9 A.M.

NEW YORK and BOSTON TO ITALY via Azores, Madeira, Gibraltar.
Cretic.....May 9, noon Romanic.....May 30
Canopic May 16, 10:30 A.M. Cretic.....June 20
PASSENGER OFFICES, 9 BROADWAY.

North German Lloyd.

Fast Express Service.
PLYMOUTH—CHERBOURG—BREMEN—10 A. M.
Kaiser Wm. II....April 28 Cecilie (new).....May 12
Kaiser d. Gr.....May 5 Kronprinz Wm....May 19

Twin-Screw Passenger Service.
PLYMOUTH—CHERBOURG—BREMEN—10 A. M.
Luetzow.....April 30 Barbarossa.....May 21
Kurfuerst.....May 7 Derfflinger.....May 28

Mediterranean Service.
GIBRALTAR—NAPLES—GENOA, AT 11 A. M.
K. Albert.....May 2 Friedrich.....May 16
P. Irene.....May 9 K. Luise.....May 30
North German Lloyd Travellers' Checks.
Oelrichs & Co., Agents, 5 Broadway, N. Y.

WEST INDIES Tours to Jamaica, Panama, Spanish Main, Cartagena, Trinidad, Barbados, Windward Islands, etc. 12 to 53 Days—$90 to $240.
Illustrated booklet on request.
Atrato.....May 2 | Tagus.....May 30
Trent.....May 16 | Magdalena..June 13
Luxurious steamers of 6,000 tons.
The Royal Mail Steam Packet Co.
Sailing 3:00 P. M., Pier 50, N. R., West 12th St.
SANDERSON & SON, 22 State Street.
FOSTER DEBEVOISE, Flatiron Bldg.

HOLLAND-AMERICA LINE
TWIN SCREW PASSENGER SERVICE
NEW YORK—ROTTERDAM VIA BOULOGNE
N. Amsterdam....April 29 Noordam.....May 20
Ryndam.....May 6 Statendam.....May 27
New Giant Steamer **ROTTERDAM** Finest Appointments
24,170 tons Register—37,190 tons Displacement.
Maiden Voyage, July 1 from New York.
Send for Descriptive Booklet.
Holland-America Line, 39 B'way, N. Y.

HAMBURG-AMERICAN
LONDON-PARIS-HAMBURG Piers, Hoboken, N.J.
P. Lincoln (new) Apr. 25, 1 P.M. | P. Grant (new), May 2
Deutschland, April 30, 10 A.M. | Amerika (new), May 7
GIBRALTAR-NAPLES-GENOA Piers, Hob'k'n, N.J.
Hamburg, May 14, 9 A. M. | Batavia, Aug. 20, 11 A. M.
Moltke, June 2, 11 A. M. | Hamburg, Aug. 27, 11 A.M.
TRAVELLERS' CHECKS ISSUED.
Hamburg-American Line, 37 B'way, N. Y.

ANCHOR LINE
GLASGOW via LONDONDERRY
California, Apr. 25, 2 P.M. | Columbia.....May 9, noon
Caledonia, May 2, 10 A.M. | Furnessia..May 16, 10 A.M.
SALOON, $62.50, $67.50 AND $72.50.
SECOND CABIN, $42.50 AND $45.
THIRD CLASS, $27.50 AND $28.75.
HENDERSON BROTHERS, 17-19 Broadway.

OLD DOMINION LINE
DAILY SERVICE.
For Old Point Comfort, Norfolk, Portsmouth, Pinner's Point and Newport News, Va., connecting for Petersburg, Richmond, Virginia Beach, Washington, D. C., and entire South and West.
Freight and Passenger Steamers sail from Pier 26, N. R., foot of Beach St., every week day at 3 P. M.
W. L. WOODROW, Traffic Manager.

60 TOURS TO EUROPE.
South America (June) 3 Around the World (Feb.) Tickets Everywhere. Travelers' Checks.
THOS. COOK & SON,
245, 1200 Broadway, N. Y., and Branch Offices.

CLARK'S 40 TOURS TO EUROPE.
Next departure May 16, 50 days, first class throughout, $375. Thirty other tours—all good. F. C. CLARK, Times Bldg., N. Y.

SPRING AND SUMMER RESORTS. | SPRING AND SUMMER RESORTS.

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Lakewood.

LAKEWOOD.

LAUREL HOUSE and LAUREL-IN-THE PINES
NOW OPEN.
Season Until June.

Out of door life most enjoyable the remaining six weeks of the resort season.

Numerous Social Events and Attractive Sport Programmes:

Spring Golf Tournament under the Auspices of the Country Club of Lakewood—Thursday, Friday and Saturday, April 23rd, 24th and 25th.

Lakewood Horse Show and field sports will take place at the Country Club May 2nd.

Water amusements on Lake Carasaljo in May.

Convenient location and good roads attractive to motorists.

The various other open air sports occurring daily include Golf, Tennis, Riding, Boating and Trap Shooting.

THE STATEMENT PUBLISHED IN THE NEW YORK TRIBUNE ON SUNDAY TO THE EFFECT THAT THE LAKEWOOD RESORT SEASON IS OVER IS UNTRUE.

Detailed information upon request.

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LAUREL-IN-THE-PINES, F. F. SHUTE, Manager.

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Most select location on the ocean front.
ATLANTIC CITY, N. J.
Distinctive for its elegance, exclusiveness, high class patronage and liberal management. Sea water in all baths. Booklet, rates, &c., at 289 4th ave., N. Y.
NEWLIN HAINES.

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Pennsylvania Ave., Near Beach.
Unobstructed Ocean view. Private baths, seventy-two stationary washstands with hot and cold running water in bedrooms. Elevator to street level. Capacity 300. Hotel electric coach meets trains. Literature upon request.
HENRY DARNELL.

HOTEL JACKSON Fireproof
On the ocean front at Virginia av. Overlooking the Steel Pier. Capacity 800. Entirely new throughout. Elevator to street. Ocean view rooms, single or en suite, with bath. Orchestra, etc. American or European Plan. Special Spring terms. New Management. J. H. GORMLEY.

HOTEL WILTSHIRE
Ocean and Virginia ave., close to Steel Pier (now open). Improved throughout; capacity 350; private baths; elevator, sun parlors, etc. Orchestra. Cuisine of excellence. Special Spring terms. Booklet. New management. HARRY BOTHMAN.

BERKSHIRE INN Ocean and Virginia ave. Open all year. $9 to $15 Weekly. Capacity 300. Elevator, baths, etc. J. O. & J. E. DICKINSON.

HOTEL NEW ENGLAND
South Carolina av. and the Beach; private baths, elevator, sun parlor; capacity 350. Superior table. Special Spring rates. BRYAN & WILLIAMS.

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DES THERMES
SALSOMAGGIORE,
ITALY (Province of Parma).
The Fashionable Cure and Summer Resort.
ON THE TOURISTS' ROUTE TO FLORENCE, MILAN AND ROME
26 HOURS FROM LONDON.
2 hrs from MILAN, 10 hrs from ROME

Beautifully situated in the North of Sunny Italy, with a cool summer climate; Elevated 500 feet above sea level. Picturesque environments, charming walks and drives; Croquet Tennis, etc.; Promenade. Richest natural salt springs in the World; positive cure for rheumatism, bronchial troubles. Water and mud baths in private rooms of the hotel. The Grand Hotel des Thermes is of modern construction and contains every convenience and luxury for its patrons' health and pleasure. Perfect sanitation. A fashionable rendezvous of the elite.

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