FINANCIAL, AND COMMERCIAL.

THURSDAY, March 25—6 P. M.

The activity of the money market expected with the approach of the 1st of April was fairly inaugurated to-day. Loans on pledge of bond collaterals were made in general at seven per cent in coin, but commissions were paid in addition by weak houses or where the securities were of an inferior character. A good deal of difficulty was experienced in some localities in making accounts, and the banks kept open an hour beyond the usual time to accommodate those of their customers who were behindhand. While the activity is natural at this season when so much money is required in the rural districts it is evident that the cliques in the stock market are introducing artificial influences to keep up the feverish feeling prevalent among operators. The story of gold sales by the government is also used to keep up the excitement. If Secretary Boutwell has not fallen into the hands of the gold gamblers of Washington and Wall street he should refrain from this step until after the passage of the present crisis. If he is so desirous of riding his hobby of reducing the gold premium let him go on with the payment of the coupons on the government bonds, but leave the currency in the metropolis undisturbed. Our merchants and manufacturers need all the accommodation the banks can afford them to put in motion the wheels of spring business. Commercial paper is duller, as to the number of transactions, but firmer as to rates, which range from ten to twelve per cent for prime double names.

To-morrow being Good Friday the two boards of brokers, the Gold Exchange and the Long Room have adjourned over to Saturday, to which time transactions were made in gold to-day. The day is not a legal holiday, and therefore the banks will remain open as usual.

Gold was extremely dull to-day, and fluctuated lazily between the extremes of 131 and 131¼, with the bulk of transactions at the intermediate figure. The daring of the "bears" in selling the market yesterday despite the "corner" prolonged the "squeeze" over to this morning, when as high as 3-32 was paid for borrowing. At this point the resolution of the "bulls" gave way, especially as it was stated that the government had put a million dollars in the market to buy exchange bills to pay the foreign diplomatic corps, and the loaning rate dropped to ⅞ flat, and went as far as 1-16 for carrying before Clearing House. All loans as above were made for Saturday. Late in the afternoon seven and eight per cent were paid for carrying. Foreign exchange was steady on the basis of 108¼ a 108¼ for the various grades of bankers' sterling, sixty days. Cable transfers were quoted at 108¾ a 108¾. The range of price was as follows:—

10 A. M.	131½	1 P. M.	131½
11 A. M.	131½	2 P. M.	131½
11:30	131	3 P. M.	131⅛
12 M	131½		

The Gold Room was closed at a quarter to four o'clock. The business of the Gold Bank resulted as follows:—

Gold cleared	$104,673,000
Gold balances	3,582,005
Currency balances	4,747,322

The Bremen steamer Herman to-day took out $10,000 in treasure and the Havana steamer Columbia $1,600,000. The latter sum probably includes the 5,000,000f. which arrived yesterday in the Westphalia *en route* to pay the Spanish troops in Cuba.

Governments were, illogically, strong. The activity of the money market and a decline at London ought to have caused a depression in prices, but they advanced, despite these facts, a full one-half per cent for the 62's and a smaller fraction for the 65's and 67's. The rise was probably the result of an attempt to "cover" previous speculative sales—the 62's lending flat and the other issues at two and three per cent. The following were the closing quotations at half-past five o'clock this evening:—United States sixes, 1881, registered, 115¼ a 115¾; do., coupon, 116 a 116¼; do., 5-20's, registered, 113½ a 113¾; do., coupon, 1862, 118⅝ a 118¾; do., 1864, 116¼ a 116½; do., 1865, 114¼ a 114¾; do., new, 1865, 113¼ a 113½; do., 1867, 113½ a 113¾; do., 1868, 113¾ a 113⅞; do., 10-40's, registered, 104½ a 105; do., coupon, 105¼ a 105¾; currency bonds, 104 a 104½.

The following were the bids for the city bank stocks at the regular board this morning:—New York, 131; Manhattan, 141; Phenix, 107; Mechanics and Traders', 125; National, 114¾; Merchants' Exchange, 117; Seventh Ward, 114; State of New York, 114; Commerce, 122¾; Ocean, 104; American Exchange, 118; Bank of the Republic, 118; Bank of North America, 109; Metropolitan, 142; People's, 140; Market, 120; Nassau, 105; Corn Exchange, 130; Continental, 99½; St. Nicholas, 115; Importers and Traders', 130; Park, 157; Manufacturers and Merchants', 102; Central National, 109⅞; First National, 215; Fourth National, 103¼; Ninth National, 112; Oriental, 149.

In the stock market New York Central was still the decided feature. The street was freer of rumors concerning it than has been the case for several days, but its fluctuations were as frequent as the veering of a weathercock in a gale of wind. It opened at 164 and rapidly sold down to 162½, from which point it moved up and down constantly through the fractions to 164¼. The rest of the list was comparatively firm, with exceptional instances of strength. Rock Island touched 133¾. Erie was irregular. The closing sale at the National Stock Exchange was at 34½. The strongest stocks were the St. Pauls. The common sold at 72 and the preferred beyond 80. Fort Wayne was very buoyant. Pacific Mail has been kept quite steady by a heavy short interest.

The closing prices at the last open board were as follows:—Canton, 59 a 60; Wells, Fargo & Co.'s Express, 30½ a 31½; American Express, 41 a 41½; United States Express, 56½ a 58; Merchants' Union Express, 16 a 16½; Quicksilver, 20 a 20¾; Pacific Mail, 88¼ a 88½; Western Union Telegraph, 38 a 38⅛; New York Central, 162¾ a 163; Mariposa, 19¼ a 19½; do. preferred, 34½ a 35; Hudson River, 138¼ a 139; Harlem, 135 a 137; do. preferred, 137; Reading, 91½ a 91¾; Alton and Terre Haute, 35 a 38; do. preferred, 66½; Toledo and Wabash, 67 a 67¼; do. preferred, 76 a 78; Milwaukee and St. Paul, 71¼ a 72; do. preferred, 80¼ a 80½; Ohio and Mississippi, 32½ a 32¾; Fort Wayne, 122¾ a 123; Michigan Central, 118; Michigan Southern, 96¾ a 96¾; Illinois Central, 141; Cleveland and Pittsburg, 88¼ a 88½; Cleveland and Toledo, 106¼ a 106½; Lake Shore, 106 a 106½; Rock Island, 132¼ a 132½; Northwestern, 84¾ a 84¾; do. preferred, 92½ a 92¾; Bankers and Brokers', 108 a 109¼.

Southern securities were dull, with a generally firm market. There was a good deal of bidding for the Louisianas and Alabamas, the latter being in demand for deposit by the insurance agencies. Prices closed:—Tennessee, ex coupon, 66 a 66¼; do., new, 64 a 64½; do., five per cent, 58 a 61; Virginia, ex coupon, 56½ a 57; do., new, 60½ a 61; do., registered stock, 49½ a 50; do., registered, 1866, 52 a 53; do., registered, 1867, 51 a 51½; Georgia sixes, 81 a 82; do. sevens, 92 a 93; North Carolina, ex coupon, 60¼ a 61½; do., new, 57 a 57½; Missouri sixes, 87½ a 88; do., Hannibal and St. Joseph, 88; Louisiana sixes, 71 a 71½; do. levee sixes, 68¾ a 69; do. do. eights, 85½ a 87; Alabama eights, 98 a 99; do. fives, 68 a 69; do. sixes, sterling, 93; South Carolina sixes, 72 a 73; do., new, 70 a 70½; do., registered stock, 62 a 65; City of Memphis sixes, 51¼ a 51½; do. Atlanta eights, 80 a 82; do. Savannah sevens, 92 a 93; do. New Orleans consols, 78 a 80; do. do., issued to railroads, 68 a 70; Mobile and Ohio sterling, 69 a 70; do. eights, 56 a 58; Mississippi Central Railroad, first mortgage, 71 a 72; do., second mortgage, 55 a 56; Memphis and Charleston, first mortgage, 89 a 91; do., second mortgage, 76 a 77; do. stock, 47 a 49; Greenville and Columbia Railroad, guaranteed, 57 a 60.

The receipts for customs and the receipts, payments and balances at the Sub-Treasury in this city for the expired portion of the week have been as follows:—

	Custom House.	Sub-Treasury.		
	Receipts.	Receipts.	Payments.	Balances.
March 22	$393,696	$962,417	$858,550	$93,851,829
March 23	571,570	1,359,455	447,082	94,763,702
March 24	447,184	737,147	394,921	95,195,928
March 25	480,000	736,832	1,059,560	94,172,759

The following were the earnings of the Chicago and Northwestern Railroad for the third week in March:—

1869	$257,672
1868	203,091
Increase	$54,571

The earnings of the Michigan Southern Railroad for the third week in March were:—

1869	$99,857
1868	91,013
Increase	$7,844

The Hudson River Railroad Company have declared a semi-annual dividend of four per cent, free of government tax, payable on the 15th of April next.

The Pittsburg, Fort Wayne and Chicago Railroad Company have declared a quarterly dividend of two and a half per cent, free of government tax, payable on the 26th of April. The transfer books will close on the 12th of April.

The Panama Railroad Company have declared the regular quarterly dividend of six per cent, in gold, payable on the 5th of April. The transfer books will be closed on the 26th inst.

The following were the bids for the railway bonds and mortgages:—

New York Cen 6's, '83	91	T, W & W con conv s f	80
New York Cen 6's, '87	90	Great West 1st m, '68	105
New York Cen 6's, r est.	87⅛	Great West 1st m, '88	87
New York Cen 6's, sub.	87¾	Quincy & Tol, 1st m, '90.	75
Erie 7's, 3d m, end, '83	89	Illinois & S Iowa, 1st m.	70
Buff, NY & Erie, 1 m, '77	87	Gal & Chicago exld	99⅛
Hud 7's, 1st m, '69-'70	100¼	Gal & Chicago 2d m	95
Hud 7's, 2d m, s f, '85	102⅝	Chic, Rk I & Pacific	93¾
Harlem 1st mtg	101	Morris & Essex 1st m	100⅛
Mich Cen 8 p c, '69-'73	113	Morris & Essex 2d m	90
Chic, B & Q 6 p c 1st m	111	N Jersey Cen 1st m	99¼
Mich S 7 p c 2d m	93½	N Jersey Cen 2d m	89
M S & N I s f 7 p c	98⅝	P, Ft W & Chic 1st m	103
Ill Cen 7 p c, '76	118	P, Ft W & Chic 2d m	91
Alton & T H 1st m	93	Clev & Pitts 4th m	74½
Alton & T H 2d m pf	81	Chic & Alt 1st m	101½
Alton & T H 2d m inc	28½	M S & St Paul 1st m, 8s	103
Chic & N W s fund	98	M S & St P 1st m, 7 3-10.	90
Chic & N W ex bds	85	M & St Paul, 1st m	89
Chic & N W 1st m	91	M & St Paul 2d m	83
Consol 7 p c convertible	94⅛	M & St P I & M d	85
Han & St Jo convertible	112	Chic & M 1st m	88½
Tol & Wab 2d m	84½		

SALES AT THE NEW YORK STOCK EXCHANGE.

Thursday, March 25—10:15 A. M.

$25000 US 5-20, c, '62	118½	200 shs Adams Express	59
22000 US 5-20, c, '64	114	500 Mariposa pref	34¾
35000 US 5-20, c, '65	116¼	100 do c	34½
15000 US 5-20, c, '67	112¾	42 Pacific M SS Co	88½
31000 do s	113¾	100 Boston Water Pr	16
18000 Tenn 6's, new	64¼	50 Merchants' Union Ex	16
4000 N C 6's, new	57½	5 Am Mer U Ex	40½
1000 NY Cen 6's, '83	91	17 N Y Cen RR	162
9000 Alt & Ter H 1st	93¾	100 C, C, Cin & I RR	62
4000 C & I R & Pac 7's	94	25 M & St Paul RR	69¾
5000 M & St P 1st m	89	48 do	69¾
6000 C, C & I Cent 1st	86¾	20 do	69¾
1000 Ill Cen RR 7's	118	180 do	70
1000 Alton & Ter H in	79	160 N J Central RR	109¼
1000 Tol & Wab 1stm, ex	90	50 do b30	109¾
2000 Mor & Ess 1st mtg	100½	115 Morris & Es RR	88
1500 Morris & Essex 2d	90	100 do 3d call	87¾
3000 P, Ft W & Chi 1st	102¾	100 do	87½
10 shs Bk of Commerce	123	100 Marietta & Cin 1st pf	23½
15 Am Exchange Bk	118	50 H & St Jos pref	114¾
100 West Union Tel c	37⅞	200 do	114
100 do b15	38	20 Lake Shore RR	107
100 do s30	37¾	13 Rome, Wat & O RR	111½
100 Mariposa M Co	19¼		

STREET QUOTATIONS.

Half-past Five o'Clock P. M.

Pacific Mail	88¼ a 88¾	Ohio & Miss	32½ a 32¾
West Un Tel	37⅞ a 38	Mich Southern	96¾ a 96⅞
N Y Central	162¾ a 162¾	Toledo	106¼ a 106¾
Reading	91⅛ a 91⅜	Rock Island	132¾ a 132¾
Mich. Central	113 a 113¼	Northwestern	84¾ a 84¾
St Paul pref	80¼ a 80¾	Northwestern pf	92¾ a 92¾

COMMERCIAL REPORT.

THURSDAY, March 25—6 P. M.

COTTON.—The market for this staple was fairly active, the demand from all sources being good, and prices ruled steady and firm at yesterday's quotations. The sales amounted to 4,673 bales, including 1,805 for export, 242 on speculation, 784 for spinning and 1,842 were in transit. For future delivery there were sold 100 bales low middling for the last half April at 28¾c. Subjoined are the closing quotations:—

	Uplands and Florida.	Mobile and Memphis.	New Orleans and Texas.
Ordinary	25½	25¾	26
Good ordinary	28½	28¾	29
Low middling	27½	28	28¼
Middling	28¾	29	29¼
Good middling	30¼	31¼	32¼

COFFEE.—Rio continued in fair demand from the trade, and further sales were made of 2,543 bags, ex steamer Merrimac, at 11½c. a 11¾c. gold, in bond. For other kinds the market was dull at former prices.

FLOUR AND GRAIN.—Receipts, 5,396 bbls. flour, 2,629 bags do., 275 bbls. and 3,800 bags cornmeal, 2,200 bushels wheat, 21,617 do. corn and 1,000 do. malt. Flour was still dull, and very little business was done either for home use or export. Prices were nominally unchanged. California was still dull and nominal. Sales 6,000 bbls. Rye flour was in moderate demand at steady prices. Sales 275 bbls. Corn meal was steady, with small sales. Wheat was quiet, but 1c. higher under the favorable cable news. The sales were about 45,000 bushels (part last evening) at $1 40 for No. 2 and 3 spring mixed, in store; $1 46 for No. 2, delivered; $1 72 a $1 75 for white Michigan, $1 65 for common do., $1 55 for Western amber, $1 59 a $1 60 for California. Corn was steady, with a fair demand, at 86c. a 88c. for Western mixed, closing steady at 87c., but with 88c. asked for good high mixed. The sales were 65,000 bushels at 85c. a 86c. for Western mixed, 86½c. for white Western and 88c. a 91c. for Western and Jersey yellow. Oats were in good speculative demand, and prices were fully 1c. higher, closing at 74½c. in store. There were sales of 70,000 bushels at 73½c. a 74½c. in store and 75c. a 75½c. for small lots at the railroad depot. Of rye there were sales of 1,000 bushels Western at $1 35. Barley was steady, with sales of 1,200 bushels Canada West at $2 15. Malt was dull and nominal.

FREIGHTS.—The market was extremely quiet, and rates were generally nominal. The chartering business remained dull. The only engagements we heard of were:—To Liverpool, per steamer, 7,500 bushels corn at 4d.; 1,200 bales cotton ⅝d. To London, per steamer, 200 bbls. pork at 4s. The charters were:—A British bark, 280 tons, to the north side Cuba and back, sugar at $6, and molasses under deck at $4; an American bark, 550 tons, to St. John, N. B., thence to the River Plate, with lumber; a British brig to Malaga, with light pipe staves, and a North German bark (from Philadelphia) to Bisbone for orders, with 3,000 bbls. petroleum, on private terms.

GUNNIES were still quiet but steady at 17c., currency, for bags, and 9c. a 9¼c., gold, for cloth in bond.

HEMP.—Manila was firm, with sales of 850 bales in Boston at 12½c., gold. Jute and Sisal were steady at yesterday's quotations.

HOPS.—The market was unchanged, being quiet but steady. Sales 50 bales, at 5c. a 16c., according to quality.

MOLASSES.—For foreign there was a better demand, and the low grades were rather firmer. New Orleans was dull and unchanged. About 1,000 bbls. cleared for Boston; muscovado were sold on private terms, but understood at 52c.

NAVAL STORES.—Receipts, 120 bbls. spirits turpentine, 400 do. rosin, 100 do. pitch, and 600 do. tar. The market for spirits turpentine was quiet, but prices were a shade firmer, closing at 50c. a 50½c. for merchantable in bbls. Sales were made of 100 bbls. at 50c. a 51c., chiefly at the inside price. The rosin market was without activity, the demand being limited, but previous prices prevailed—common to good strained being quoted at $2 40 a $2 45; No. 2, $2 50 a $2 65; No. 1, $2 95 a $4 25; pale, $4 50 a $5 50, and extra do., $6 a $8. The sales were 400 bbls. strained on private terms; 200 do. do., $2 42½ a $2 45; 200 do. on the docks at $2 37½, and 200 do. No. 2 at $2 70 a $2 85. Tar was steady, with sales of 50 bbls. Washington at $3, and a small lot Newbern, on the dock, at $2 85.

OILS.—Linseed, though quiet, was steady in value, crushers' prices being $1 02 a $1 05 in casks and bbls. Lard was quiet at $1 62 for prime winter, with small sales at that figure. Other kinds were slow of sale, but without alteration in value.

PROVISIONS.—Receipts, 66 bbls. pork, 1,047 do. beef, 607 packages cut meats, 218 do. lard and 220 dressed hogs. The market for pork was quiet, there being but little demand, but prices were steady and firm at $31 75 for new mess. Sales were made of 650 bbls., at $31 75 for new mess, $31 50 for old do., $31 for thin do. and $29 for Western prime mess. For future delivery we heard of no sales. Dressed hogs were without particular change, Western being quoted at 12½c. a 13½c. and city at 13½c. a 14c. Live hogs were steady at 10½c. a 11½c., with arrivals of 987 head. Beef was in fair demand at steady prices, the sales being 175 bbls. at $11 a $16 for plain mess, and $12 a $18 for extra do. Of Beef ham, which were steady in value, 75 bbls. were sold at $28 a $31. There beef was unchanged, being dull and nominal at $23 a $28 for prime mess, and $29 a $34 for India do. Bacon was dull, but steady in value. Cumberland cut being quoted at 16½c., short rib at 16½c. a 17c., and long and short clear at 17c. a 17½c. Cut meats were in fair demand and steady, and sales were made of 200 packages at 12½c. a 13½c. for dry salted and pickled; shoulders 13½c. for smoked do., and 16½c. a 17c. for pickled hams. Lard, though in light demand, was unchanged in value. The sales were 250 packages at 18c. a 19c. for No. 1 to prime steam and kettle rendered.

PETROLEUM.—Receipts, 918 bbls. refined. Crude, in bulk, was in active demand, and, with light offerings, the market was firmer, and prices appreciated to the extent of 1c. a 1½c. per gallon, closing at 19½c. a 20c. Sales were effected of 150 bbls. at 20c.; 500 do., for April, at 19½c.; 500 do., for April, at 19c., and 10,000 do., for April and May, at 19½c. Refined was in active request, partly for export, but chiefly for speculation, and, with the offerings still moderate, the market was firmer, while prices advanced fully 1c. per gallon, closing strong at 23c. There were sales of 6,000 bbls. standard white for March at 22½c. a 22¾c.; 3,000 do. for April and May at 24½c.; 2,000 do. for the first half April at 23c., seller's option; 1,000 do. for April and May at 24¼c.; 1,500 for April, May and June at 25c.; 1,500 for the same delivery at 25½c., and 6,000 for May, June and July at 25½c. a 26c.—the inside price for the firsthalf—and 1,000 do. for April on private terms. Naphtha was in better demand at about former prices, the sales being 2,200 bbls. at 85½c. a 9c. In Philadelphia there was a good degree of activity in the market, which was decidedly higher, the closing price for lots for immediate delivery being 22½c. a 22¾c. The sales were 15,000 bbls. standard white on the spot and for the balance of this month at 22c. a 22½c., chiefly at the latter price; 11,000 do. for April at 24c. a 24½c., 550 for the first half do. at 23½c. and 2,000 do. from April to July at 25½c. a 25¾c.

RICE was dull and unchanged. Small sales Carolina were made within the range of 8¾c. a 9¾c.

SEEDS.—Linseed remained dull and nominal at $2 25, gold, duty paid. All kinds grass were quiet, but steady, at our last quotations.

SUGARS.—The demand for raw was only moderate, but the market was steady, closing at our quotations below. There were sales of 500 hhds., part at 11¾c. a 12¾c. for Cuba. Refined was in less demand, and the market was scarcely so firm, closing at 17c. a 17½c. for hard, 15½c. a 16½c. for soft white, 14¾c. a 15c. for yellow, and 15½c. for extra C. We quote:—Raw Cuba—Inferior to common refining, 11½c. a 11¾c.; fair to good refining 12½c. a 12¾c.; fair to good grocery, 12¾c. a 13c.; prime to choice grocery, 13¼c. a 13½c.; centrifugal, hhds. and boxes, 11½c. a 12¼c.; molasses, hhds. and boxes, 10½c. a 12c.; melado, 7c. a 9c. Havana—Boxes D. S., Nos. 7 to 9, 11¾c. a 12¼c.; do., Nos. 10 to 12, 12½c. a 13½c.; do., 13 to 15, 13½c. a 14½c.; do., Nos. 16 to 18, 14½c. a 15½c.; do., Nos. 19 and 20, 15½c. a 16¼c.; do., white, 15½c. a 16¾c. Porto Rico—Refining grades, 12c. a 12½c.; grocery grades, 12½c. a 13½c. Stock raw to-day, 15,142 hhds., 32,303 boxes, 35,843 bags, and 448 melado.

TALLOW was in moderate demand at steady prices, the sales being 45,000 lbs. at 11¼c. a 11½c.

WHISKEY.—Receipts 522 bbls. The market continued to rule dull and nominal at 95c., tax paid. We heard of no sales of consequence.

TAXATION OF FOREIGN LIFE INSURANCE COMPANIES IN PENNSYLVANIA.—Under the existing laws of Pennsylvania all foreign life insurance companies doing business within the State pay a license of $500 and a tax of three per cent on their gross receipts. Philadelphia companies have petitioned the Legislature to release New York companies from this license and tax, on condition that the State of New York will extend the same courtesy to Pennsylvania companies operating in that State. By this arrangement Pennsylvania would exempt a very profitable business carried on in the State from taxation, the Treasury gaining nothing in return. Home companies might extend their business to other States, but that would benefit them only at the expense of the State Treasury and to the increased burden of other interests taxed. The true purpose of tax laws is to reach property and to tax it according to the profit of its production, and what is more profitable than life insurance? And why should it escape?—*Philadelphia Ledger, March 25.*

REAL ESTATE MATTERS.

Yesterday was another busy day in the auction mart, and one of apparent activity. The attendance was large, showing the great interest felt in the market, and the bidding tolerably prompt; a very considerable portion of the property, however, as on previous occasions, being bought in. The feeling that in order to stimulate dealings those offering property at the present time must abate their expectations is every day becoming more general among experienced brokers and auctioneers. This opinion, however, is by no means the expression of a judgment unfavorable to the future appreciation of property on New York island, and relatively in the suburban districts. The past history of the city teaches too strongly the certainty of such appreciation for any doubt of its accomplishment to enter the minds of those who have been in a measure associated with its steady development; but in the present real estate movement they consider the advance in price has been too rapid. The conditions that affect property do not change so suddenly as have the value of their fees in the judgment of owners, or if so an understanding of that fact is not so generally circulated as to produce a corresponding appreciation in the minds of others and secure its recognition when sought in the market.

Thus we have the danger of purchasing property at the high figures ruling now on large mortgages. The great future presented in the completion of the Pacific Railroad and kindred agencies stimulating the growth of the metropolis is now being too largely discounted. Those who buy for cash with the design of permanent investment are safe to realize handsomely, notwithstanding this anticipation in price when that future is accomplished; but as all growth is gradual and subject to varying changes it is probable that in the interval, when the glowing prospects now indulged in are temporarily obscured by now unforeseen obstacles, yet likely enough to arise, there will be a reaction and speculators will find it exceedingly difficult to dispose of much of the property recently purchased at figures anything approaching to what they paid. Certainly much of that bought last fall and early in the spring would not now bring in the auction mart what would be regarded as a fair profit upon the investment made in it. Below we give particulars of yesterday's transactions in the salesroom.

Auction Sales of Real Estate Yesterday.

NEW YORK PROPERTY—BY J. WILKENS, SON AND CO.

West 27th st, house and lot No 110, 20x52x irg block... $17,000
Madison av, 2 lots, e s, 25.5 ft n of 44th st, each 22x100, each... 13,500
Drive or Boulevard, 1 lot, n w corner of 98th st, 25.11x100 7,000
1 lot, adjoining, 25.11x100... 4,000
3 lots, adjoining, each 25.11x100, each... 4,100
98th st, 1 lot, 100 ft e of 10th av, 25x125... 2,800
4 lots, adjoining, each 25x125, each... 2,500
107th st, 4 lots, 100 ft w of 10th av, each 25x 9 block, each 2,600
1 lot, 500 ft w of 10th av, 25x 9 block... 2,875
108th st, 4 lots, s s, 100 ft w of 10th av, each 25x 9 block, each... 2,800
58th st, 3 lots, n s, 236 ft e of 1st av, each 18.1x100.4, each 3,700
75th st, 2 lots, n s, 275 ft w of 11th av, each 25x 9 block, each... 4,900
82d st, 2 lots, n s, 125 ft e of 9th av, each 25x102.2, each.. 4,600
1 lot, s s, 141 ft e of 9th av, 23.10x52x102.2... 6,400

BY MULLER, WILKINS AND CO.

2 lots s s 55th st, 175 ft w of 10th av, each 20x193, each... 5,500
3 lots adjoining, each 20x193, each... 4,000
2 lots s s 85th st, 250 ft w of 8th av, 25x102.2, each... 4,500
2 lots n s 85th st, 229 ft w of 8th av, 25x99, each... 4,500
3 lots n s 86th st, 125 ft w of 9th av, 25x97.6, each... 4,000
3 lots n s 85th st, 212 ft e of 10th av, 25x97.6, each... 3,600
2 lots n s 85th st, 156 ft e of 10th av, 25x61, each... 3,400
1 lot n w corner 10th av and 82d st, 25x100... 5,000
4 lots n s 82d st, 100 ft w of 10th av, 25x124, each... 2,900
1 lot w s 9th av, 51.2 ft s of 82d st, 25.6x100... 3,950
1 lot adjoining, 25.6x100... 3,625
1 lot s s 82d st, 100 ft w of 10th av, 25x102.2... 3,100
4 lots s s 72d st, 344 ft w of Boulevard, 25x76.6, each... 6,100
4 lots s s 76th st, 125 ft w of 9th av, 25x100.5, each... 4,500
2 lots n s 121st st, 100 ft w of 10th av, 25x100, each... 1,975
8 lots n s 87th st, 150 ft w of 8th av, 25x100.8, each... 4,500
4 lots n e corner 11th av and 58th st, 25x100, each... 4,725

BY E. H. LUDLOW AND CO.

5 story brick store and lot No 144 Pearl st, lot 19.9x63... 24,500
Lease of 3 story brick house and lot No 221 Madison st., lease 7 years to run from May 1, 1869, at annual rent of $150... 7,960
4 story brown stone house and lot No 41 E 22d st, lot 20x70... 45,100
3 3 story brick houses and lots Nos 11, 11½ and 13 Vandam st, lot 50x100... 16,200
4 lots s s 74th st, 375 ft w of 11th av, each 25x126... 14,850
11½ lots on New av and 146th st... 12,750

BY JOSEPH M'GUIRE.

3 story brown stone house and lot north side of 59th st, 165 ft w of Lexington av, lot 20x100.5... 21,750
3 story brown stone house and lot adjoining, same size... 22,250
4 story brick house and lot No 1,661 3d av, lot 20x60... 17,850
3 story brick house and lot No 158 E 65th st, lot 20x100... 13,000
4 lots n s of 88th st, 250 ft w of 8th av, each 25x100... 16,000
4 lots adjoining, same size... 16,000
6 lots n s of 49th st, 100 ft e of 2d av, each 25x100... 31,000
3 story brick house and lot, n s 35th st, 190 ft e of 3d av, lot, 16.8x95... 11,250
2 lots, s s 70th st, 85 ft e of 3d av., each, 25x100... 14,000

BY

4 story brick house and lot, No 141 W 28th st, lot 16.8x47.15... 55,500
3 story brown stone house and lot, No 476 W 34th st, lot, 19.4x88... 17,800
6 lots, s s 124th st, 75 ft w of 7th av, and 5 lots in rear, on 125d st, each 25x100... 29,500
4 story house and lot, No 368 W 31st st, lot, 20x 9 block... 20,750
4 lots s s 142d st, 170 ft w of Boulevard, each 25x 9 block... 8,400
1 lot s s 53d st, 89 ft e of Madison av, 20.2x100.5... 10,000

BY JAMES M. MILLER.

3 story brick house and lot No 11 James slip, 23 ft from Water st, lot 18.3x27.2... 7,850
3 story brown stone house and lot No 107 27th st, n s, 120 ft w from 6th av, lot 20x98.9... 21,075
1 lot n s Lexington av, 75.5 ft s of 55th st, lot 25x90... 8,050

BROOKLYN PROPERTY—BY J. COLE'S SON.

3 story stone front house and lot No 81 2d place, 57.6 ft w of Court st, lot 18.8x100... 11,150
House, 2 story stable and lot on n w corner Navy and Willoughby sts, lot 34.7x57... 4,925

BY

3 story brick house and lot No 3 E Warren st, 128 ft e of Court st, lot 25x100... 8,750
2 story brick house and lots 4 in 1st st, 146 ft w of Bond st, lot 20x85... 4,500
3 story hotel and lot, n w corner of Flushing and Clermont ave, lot 25 ft front, 79.9 ft deep, 46.7 in rear... 9,400
3 story brick house and lot No 23 S Oxford st., lot 18x80... 14,750
3 story stone house and lot No 54 Hall st, 40 ft s of Greene av, lot 20x100... 12,800
3 story brown stone house and lot No 63 Hall st, 60 ft s of the above, lot 20x100... 11,800

BY COLE AND MURPHY.

2 story frame store and lot, e s of Franklin st, 25 ft from Huron st, lot 25x70... 2,800
3 story frame; 2 story brick houses and lot, n e corner Jay and Front sts, lot 25x56.6... 9,500
2 story brick building and lot on Fulton av, 48 ft s from junction and running through to Flatbush av, lot 30x105.8... 19,900
4 story brick house and lot No 184 Fulton av, 125 ft s of Hanover st, lot 25x88... 20,000
2 story frame store and lot No 58 Flatbush av and running through to Navy st, lot 20.6x57... 8,300
House and lot No 56 Flatbush av, lot 20.6x89... 8,100
House and lot No 54 Flatbush av, lot 20.6x73... 8,000
House and lot No 52 Flatbush av, lot 20.6x61.3... 8,100
2½ story frame house and lot No 50 Flatbush av, lot 20.6x89.7... 12,400
2½ story frame house and lot No 48 Flatbush av, lot 20.6x105.6... 12,400

BY WYCKOFF AND LITTLE.

The plot of ground bounded by Hamilton av and Bush and Smith sts... 7,000
3 story, 1 story, 2 story brick buildings and plot of ground, w s of Dean st, 100 ft w of Vanderbilt av, size of plot 72x120... 16,200
3 story brown stone house and lot No. 87 Fort Greene place, e s, near Fulton st, lot 20x100... 12,500
House and lot on Metropolitan av, 3 blocks from Bushwick av, lot 75x100... 4,500

BERGEN POINT (N. J.) PROPERTY.

3 story frame house and 19 full lots, at Bergen Point, front on 1st st... 17,000
1 plot n e corner 1st st and av R, containing 10 full city lots... 8,850
2 lots n s av R, adjoining above, each 25x125... 1,400

MASPETH, L. I., PROPERTY—BY JOHNSON AND MILLER.

The estate of J. H. Van Mater, Esq., situate at Maspeth, Long Island, consisting of some 500 lots, located on the streets and avenues as shown on the following schedule:—
1 lot on the s s Maspeth av, 200 feet w from Remsen place, 25x100... 320
1 lot, n w cor Maspeth and Willow ave, 45x75... 400
1 lot on the s w cor Perry and Willow ave, 31x102... 240
2 lots on Perry and Maspeth ave, running through, near Willow av, 25x100, each... 225
2 lots on same ave, adjoining, same size, each... 240
2 lots on same ave, adjoining, same size, each... 220
4 lots on same ave, near above, same size, each... 200
2 lots on same ave, 50 ft from above, each... 200
1 lot on s s Perry av, near Clermont av, 25x100... 200
1 lot on s s Perry av, 81 ft from Willow av, same size... 195
4 lots on n e cor Clermont and Perry ave, 25x100, each... 300
2 lots on Clinton and Perry ave, running through, 25 ft from above, 25x100, each... 200
2 lots on Clinton and Perry ave, running through, near above, same size, each... 195
2 lots on Clinton and Perry ave, running through, adjoining, same size, each... 195
2 lots on Clinton and Perry ave, running through, adjoining, same size, each... 200
1 lot on s s Clinton av, adjoining, same size... 155
2 lots on Clinton and Perry ave, running through, adjoining, same size, each... 175
4 lots on Clinton and Perry ave, running through, adjoining, same size, each... 150
2 lots on Clinton and Perry ave, near Willow av, same size, each... 155
2 lots on w s Willow av, 50 ft from Clinton av, 25x94, each... 200
1 lot on s s Clinton av, near Clermont av, 25x100... 200
1 lot s s corner Clermont and Clinton ave, same size... 225
1 lot on s s Perry av, 300 ft from Remsen place, same size 140
1 lot on w s Remsen place, 25 ft from Perry av, same size 140
2 lots on Clinton and Perry ave, running through, 150 ft w from Remsen place, same size... 175
4 lots on s w corner of Hamilton and Perry ave, same size... 120
2 lots on Maspeth and Perry ave, running through, 70 ft e of Columbia av, each... 150
4 lots on w s Hamilton place, 50 ft from Clinton av, 25x100, each... 140
1 lot on Hamilton place, adjoining, same size... 125
2 lots s w corner Columbia and Clinton ave, 25x100.6, each... 125
2 lots n w corner Columbia and Clinton ave, gores, 25x 63x35.4x77, each... 100
1 lot s s Hamilton place, near Hull av... 101
2 lots s w corner Hull and Columbia ave, 25x74.33... 81
1 lot n w corner Clinton and Remsen place, 25x100... 98
1 lot n e corner Columbia and Hull ave, 25x80x70... 130
1 lot s e corner Jay and Columbia ave, 22x81... 90
2 lots on Jay and Hull ave, running through, 25x100, each... 76
1 lot on s s Hull av, near Columbia ave... 78
1 lot on w s Columbia av, near Jay av, 25x100... 61
1 lot n w corner Columbia and Jay ave, 25x71x62... 65
2 lots on Clinton and Perry ave, near Columbia av, running through, each 25x100, each... 61
1 lot on s s Clinton av, near above, same size... 60
4 lots on same ave, 50 ft from above, same size, each... 60
1 lot on same ave, near above, same size... 60
1 lot w s Fiske av, near Clinton av, same size... 80
1 lot on corner Clinton av and Remsen place, 25x100... 105
8 lots on w s of Remsen pl, 25 ft from Hull st, each lot 25x100... 91
1 lot w s of Willow av, near Hull av, 25.6x100... 80
2 lots w s of Hamilton place, 25 ft s from Hull st, each lot 25x100... 100
2 lots on s s of Clinton av, 75 ft 6 in w of Willow av, each lot 25x100... 105
6 small gores on n s of Clinton av, 100 ft e of Clermont av, 22x21x9x33, each... 53
6 lots on s s corner of Jay and Hull ave, each lot 25x102 x105... 91
4 lots near same corner, adjoining, 25x105 ft, each... 77
3 lots on n s corner of Jay and Clermont ave, 35x100, each... 71
1 lot on e s Clermont av, near above, 25x100... 70
4 gores lots on n s corner of Astoria av and Perry av, 25.8x77.6x90.9, each... 260
4 gores lots on e s of Astoria av, near Hull av, 25.9x36x 22.9x108x14.2, each... 135
1 lot n e corner of Astoria and Clinton ave, 25x125x99.2x36 275
2 lots on e s of Astoria av, near Clinton av, 25