

DECEMBER REALTY DEALS GROW HIGH RECORD FOR YEAR

First Week of Month Sees Many Transactions Closed.

AMOUNT OF LOANS SHOWS INCREASE

Favorable Weather Boosts Sales in Suburbs—Straight Trusts Lead.

The first week of December takes second place in the record for activity established during the fall of 1911 from the viewpoint of the number of transactions closed.

The day's record for the number of closed sales in 1911 was also high pressed last Thursday, when fifty-one transactions were completed.

By a peculiar coincidence the first week of December, 1910, was also a busy one with the brokers. On December 6, 1910, the closing of sixty-two transactions set the high mark for that year, and one that has not been equaled during the current twelvemonth.

Money Market. While the past week ranks second in the number of sales, it far outstripped its leader in the volume of trading in the money market.

The chief transaction of the week involved the purchase of the Home Life Insurance building, at Fifteenth and G streets northwest, by the Citizens' Investment Company, which, it is understood, is controlled by the officers of the Citizens Savings and Loan Association.

Another corner in the newly developing business section near New York avenue was sold yesterday. Ella C. Brennan sold the southeast corner of Thirtieth and H streets northwest to McQueen for the price of about \$30 per square foot.

Included in the 186 transactions closed this week was a total of 513 lots and parcels of real estate. The delightful weather of the past few days permitted the selling of suburban property in large quantities.

In the old city limits the northwest led with forty-seven lots, followed closely by the southeast, where forty lots changed owners.

The week's total of loans, amounting to \$226,981.39, was borrowed on the security of 297 lots, at an average rate of 6 per cent.

General Crozier Buys Villa Sites. Gen. William Crozier, chief of Ordnance, U. S. A., has purchased from Thomas J. Fisher & Co., Incorporated, two villa sites at the northwest corner of Rock Creek Drive and Benton street, in Massachusetts Avenue Heights, upon which, it is understood, he will erect a residence at an estimated cost of \$100,000.

Three-Story Building Sold by G. W. Decker. George W. Decker has sold to an investor for \$30,000, the three-story office and apartment building at 906 Fifth street northwest. The sale was made through the office of Moore & Hill.

Large Sales Reported in a Subdivision. More than 150,000 square feet of ground is reported to have been sold in Chillum Castle Heights in November.

Office Buildings Which Are Expected to Be Completed Early in February



New Wilkins Building On South Side of H Street, Between Fifteenth Street and Vermont Avenue.

New Union Savings Bank Building On West Side of Fourteenth Street, Between G and New York Avenue.

District Realty Transfers

Northwest. 1248 South Capitol street southwest—Kate E. Hammer to Franz C. Melniker, part lot 19, square 62, \$10. First street southwest, between M and N streets—Henry E. Baker and Luther Fuller, trustees, to Harriet M. A. Hilton, lot C, square 52, \$25.

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South. 101 and First streets—Joseph Patriotic et ux. to Sam Fabrisio, lot 294, square 874, \$10. H street northeast, between Thirtieth and Fourteenth streets—Alice L. C. Maxwell to William A. Thomas, lots 56 and 57, square 1027, \$10.

NEW OFFICE BUILDINGS NEARLY READY FOR TENANTS

Union Savings and Wilkins Structures to Be Opened in February.

On the heels of the completion of the big Woodward office building, at the southeast corner of H and Fifteenth streets northwest, two other office buildings now are quickly approaching readiness for occupancy.

The Wilkins building is being constructed by Wells Brothers, after plans by J. E. de Sibour, and is in charge of Handall H. Hagner. It will contain ninety-six office rooms and two large store rooms.

The Union Savings Bank building is also a white stone front. Three floors of the building have already been contracted for, the first, seventh, and top. The first floor will be occupied by the bank.

GARDINER & DENT REPORT PROGRESS IN REALTY SALES

Operations Divided Between Home Buyers and Investors—List of Traders.

A good volume of trading is reported this week by Gardiner & Dent. The sales reported are divided between home buyers and investors.

Another piece of southeast property, a store and dwelling at 403 G street, was sold to an investor for \$4,000.

The firm also has sold for Richard E. Cozzens, trustee, the new three-story dwelling at 2115 M. Pleasant street northwest for \$5,750.

TRANSFERS IN SUBURBS

La Droit Park—Herman R. Hovenstein et ux. to Lester A. Hester, lot 129, block 12, \$5,250. Whitney Close—Lavinia E. Newton to J. S. Gruver, lots 51 to 54, square 2649, \$10.

Massachusetts Avenue Heights 'The Best Buy in Washington' An Addition to the Sheridan Circle Development At Suburban Prices Thomas J. Fisher & Co., Inc. General Sales Agent American Security & Trust Co. Amos H. Plumb, Trustees

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