

## ST. PAUL REAL ESTATE

The Market Reported Steady, Regular and Firm, and Without Speculation.

A Large Population Coming Here From the Eastern States.

Which Makes It Necessary to Have Rapid Transit Immediately.

Building Is Going On at a Rapid Rate—The Exposition Building.

As is usual during Fourth of July week, the real estate market has been very inactive and sales quite limited. The few sales that have been made are in making preparations for the great national day to attend much to business. Besides this, the hot weather has come, apparently to stay, and the result is that all people that are so situated as to be able to go to the lakes are hurrying away as fast as possible. It is quite probable that as long as the hot weather lasts the realty business will be quite limited.

In a general way, the most that can be said of the market at present is that a good, steady, reliable business is being transacted, and that all speculative ideas. Many people are coming into town, and have been since the spring opened. As a general thing, these people have come to stay. The activities, the bustle and the commercial ways of the city, together with its general prosperity, have gone abroad through the thousands of people that have come here, and the reports are the same. The bustle and activity of St. Paul and the rattling go-ahead disposition that is everywhere, where they see at once that there is business here, and they determine to come here to live.

It is doubtful if any year in the history of St. Paul has seen so many people coming here to remain permanently. The frothy, come-and-go people seem to have come by, and given place to a settled, calm and business-like class, who come here to take a hand in building up this great empire of trade, business and industry, and in the Northwest, and hereafter, to a considerable degree, those who came to St. Paul came for the purpose of investing money during prosperous times, and to make a good thing out of it, and business became dull, to return to the East.

This period in the history of the city seems to have passed. In most cases these people who come now to remain, and one of the first things that they think of after they get here is to secure a home, and then they can locate their families. This is the reason why the market has this firm and substantial appearance. These people who are staying here, and who are probably at no time in the history of St. Paul has the market been so free from speculation. A good, steady, safe business is being transacted, and the respect is solid. All real estate dealers agree upon this point, that people who are now coming to St. Paul come for the purpose of making a home, and they seek for a lot upon which to erect a house. In most cases they leave but a small percentage of the cost of the whole outfit on credit, and the balance is paid in cash. The business property that is sold, most of the other sales that go to make up the bulk of the real estate transactions this season are for permanent residences.

To secure these homesteads strangers who come here are compelled to go a considerable distance from the center of the city. They can not purchase property in the center of the city, nor near its center, for the simple reason that it costs too much for that purpose; and because, in most cases, the property is not so suitable for residences. Strangers, therefore, who come to St. Paul to cast their lot in building up this great empire, are compelled to go outside the city, and even beyond, to secure eligible locations.

This being the case, what is the first proposition to be considered? It is simply this: "How are they to get there?" This question is, in reality, one of the most important that the people of St. Paul can ask. There is no question about the facts. A large population is coming in here, and it is coming rapidly. It must be accommodated in the center of the city, or near it. The property there is to high-priced and inconvenient, and where quick and easy access to the heart of the city can be had. The land outside is plenty and cheap. All that is needed is a way to get to the city, and the city can be made to be made permanent residents.

The matter of rapid transit is the most important subject that can be considered by the people of St. Paul at present. It is a necessity and presents to all the sharply defined question of "How or not to grow?" It is either one thing or the other. One of the first questions asked of the real estate dealer is in regard to the buyer is to get to the property, and the dealer in realty finds much difficulty in answering.

Take it all in all, with its bold bluffs around the town, its lofty, magnificent hills and beautiful river, the city of St. Paul is one of the most beautiful in the States. The towns of New England have been nearly two centuries in building. Before St. Paul has been one of the most beautiful in the States, and it is high time that the people of St. Paul should comprehend the value of the property that they are selling. Not only should they do this, but they should do that which is more important still, viz: Supply the necessities of the people. Teaching these distant points. This city has grown so rapidly that many can hardly comprehend its present necessities, and there are some who are so stupid as to people who hesitate to believe and who are taking just precisely as it is. The steps taken by the city authorities to supply the necessities of the people should be taken judiciously, and all the rights of the city, yet dealing fairly and even liberally with any company or corporation that gives the city what it most wants at the present time.

## Real Estate Notes.

A good piece of property changed hands yesterday, being 100 feet by 100 feet on Sibley street, near Sixth, for a large wholesale building. It will have a front of fifty feet, and will be five stories high. It will be built of brick, with stone trimmings, iron posts and iron girders.

Stone & Morton have sold a large number of lots in Oakville Park, Stone & Morton's addition, and the city of Hill's addition. All these additions are out in the vicinity of the upper end of Payne avenue.

George A. Whitaker is to erect a

handsome residence on Prairie avenue, to cost about \$8,000 or \$10,000.

Mrs. M. B. O'Donnell will erect a double house on Carroll street, near Kent, to cost \$6,000.

Workmen are engaged in tearing down the old Exposition building on Fourth street.

B. H. Turner will erect an \$8,000 house on Marshall avenue, near Groto street.

Morris Lyons is erecting a block of dwellings on East Tenth street.

## The Market.

All the week there has been a fair amount of inquiry, and had not the Fourth of July intervened to cause the loss of one day out of six the usual amount of transfers would have been recorded. Yesterday, the last day of the week, deals to the amount of \$487,760 were filed, which swelled the total of the week to \$753,466. Sales have been fair and steady, and business has been done, not at such a dealers' desire, but a good, healthy business.

## The Record.

LAST WEEK'S TRANSFERS.

Monday	Tuesday	Wednesday—Fourth of July	Thursday	Friday	Saturday	Total
No. 111	No. 111	No. 111	No. 111	No. 111	No. 111	No. 111
Value \$84,741	Value \$84,741	Value \$84,741	Value \$84,741	Value \$84,741	Value \$84,741	Value \$84,741

## LAST WEEK'S PERMITS.

Monday	Tuesday	Wednesday—Fourth of July	Thursday	Friday	Saturday	Total
No. 9	No. 9	No. 9	No. 9	No. 9	No. 9	No. 9
Value \$17,580	Value \$17,580	Value \$17,580	Value \$17,580	Value \$17,580	Value \$17,580	Value \$17,580

## YESTERDAY'S TRANSFERS.

Johnston & Co. to J. H. Lang, 13, 19, 31, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 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