

REAL ESTATE.

From E. C. SESSIONS, Real Estate Dealer, we have received the following statement :

Sales for year ending Nov. 1st, 1867.....	\$1,312,748
Sales for year ending Nov. 1st, 1868.....	2,983,719
Sales for year ending Nov. 1st, 1869.....	2,488,394
Transactions for 1870.....	2,294,534
Transactions for 1871.....	2,074,163
Transactions for first six months, 1872.....	1,046,266
Add sales for Dec., 1869.....	297,019

Total since Oct. 30th, 1866\$12,496,843

The sales reported are bona fide transactions, and do not include trust deeds, tax, blackmail, and skeleton claims. During the past two years there has been no speculation in Oakland property, sales having been made to persons desiring to improve the property. The figures plainly tell of the growing popularity of Oakland as a place of residence. There is no particular portion of the city that receives attention to the exclusion of other portions. Building improvements have extended in the direction of Temescal, through the influence of the street railroad; but during the last year house building has been pushed with the greatest energy within the original limits of the city. The lower price of lands in the suburbs is at least compensated for by the continuous expense of traveling on the horse cars. If it costs say five dollars per month for a family to reach Oakland by horse cars, the homestead upon which they may live has cost actually five hundred dollars more than its apparent price, because five dollars per month is the interest on that amount. It is therefore preferable to pay five hundred dollars additional for a city lot, for while the expense would be the same, the inconvenience of street car travel is avoided. This consideration has doubtless caused the larger growth of the principal part of the city. Building lots, 50 by 100, can be purchased at prices ranging from \$1,200 to \$2,500, according to the location. Lots at the price first named can be obtained within easy reach of some of the stations on the San Francisco and Oakland Railroad. •

WATER AND GAS.

About one-third of the population of Oakland use water obtained from the Contra Costa Water Company, and the remainder procure it from wells. By digging to a depth of twenty feet a supply of pure fresh water can be obtained ; but on account of the increased size of the city, and the prevalent fear that well water is becoming contaminated with sewage, many persons are abandoning their wells and using the water that is obtained from the mountain streams. The Contra Costa Water Company commenced operations in the latter part of the year 1867, and since that time about twenty-five miles of pipe have been laid. Water is obtained from the Temescal Creek. At its eastern branch, five miles from Oakland, a cañon has been dammed, and an artificial lake, six hundred feet wide and three-quarters of a mile long, has been created. The water is seventy feet deep in winter, and the capacity of