

EMPTY HOUSES FILLING RAPIDLY AND ADVANCE IN RENTS PREDICTED

Industrial Prosperity Bringing in Workmen Who With Good Wages Seek Homes.

SUPPLY LIMITED SOON

High Cost of Materials Is Retarding Building Operations and Houses Will Be Scarce.

Table with 2 columns: Realty Transfers, Building No., Amt. Last week, Week previous, Three weeks ago.

The most interesting situation of the local real estate market today is in rentals. Values are increasing and rental costs are very strong with prospects of increases of from 25 to 35 per cent before the end of the year.

Empty Houses Filling Rapidly

The second important influence is the high cost of materials. With materials running from 25 to 100 per cent higher than they were two years ago, the cost of building is almost prohibitive.

Houses Held by Deposits

Immediately after the declaration of war, said Mr. Kohrer, the rental market dropped somewhat and there was a lull, a rather easy business.

Big Shipyards to Rise

Building remains nominal. Little work being contracted for outside of the industrial plants under construction.

Big Timber Deal is Closed

Several smaller permits in connection with the shipyards work were issued during the week.

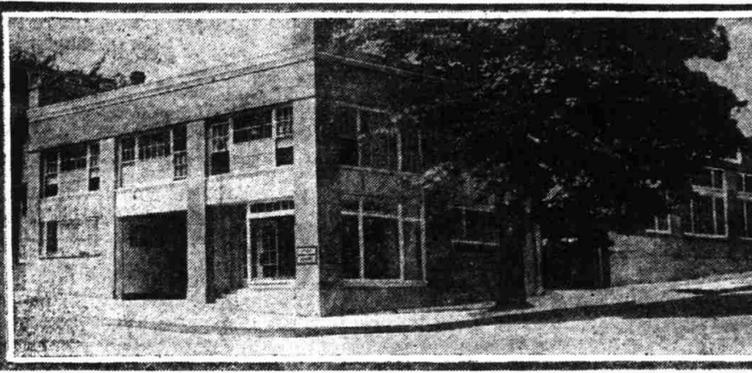
Railroad to Be Constructed

Mr. Eccles stated that the timber was not purchased for speculation, but for immediate development.

TIPS To the Homeowner OREGON DOOR CO. SASH AND DOORS

General Insurance BONDS McCargar, Bates & Lively

BUILDING FOR AUTOMOBILE SCHOOL



Two story concrete structure at Sixth and Main streets to house Y. M. C. A. automobile school.

MORE THAN \$1,000,000 IN REALTY HAS CHANGED HANDS IN OREGON IN THE PAST TWO MONTHS, IS SHOWN BY ESTIMATE

Activity Directly Traceable to War and High Prices; The Transactions in Grain Lands Especially Numerous; 32 Per Cent More Acreage in Cultivation in Oregon.

More than \$1,000,000 has changed hands through the state of Oregon in the last two months, according to reliable estimates.

Transactions in grain land and properties under irrigation have been especially numerous. The activity is directly traceable to the war and high prices.

The long pending sale of the well improved H. G. Moore ranch two miles north of town was completed Monday.

Two pieces of Indian wheat land were sold last week through the Umatilla agency and both brought good prices.

Sales of Powell Butte irrigated lands, that will aggregate \$100,000 have been made and are pending.

What is declared to be the biggest land deal ever made in the Polouise country was closed last week.

from the land and carried to market by the Kerry Logging railroad in Clatsop county and the Pacific Railway & Navigation company branch of the Southern Pacific.

A permit was issued during the week for the new stable and garage of Wells, Fargo & Co., at 265-7 North Seventeenth street.

The following list of sales was reported as having transpired in the last 10 days by the Oregon Home Builders:

C. A. Dobell and F. M. Black exchanged 100 acres in Polk county, at a valuation of \$30,000, for a lot in Highland Park, a house and lot, the latter 60 by 120 feet, in Walla Walla, 40 acres near Albany, 2 1/2 acres near Vancouver, and the balance in mortgages and cash.

Two five room houses at the southeast corner of Twenty-first and Fremont streets, in Irvington, were sold by the Oregon Home Builders to E. O. Cuddington of Canada, at a consideration of \$9000.

The same company sold a new five room modern bungalow at 834 Glenn avenue to Mrs. C. Marie Lewis at a stated consideration of \$7600.

Mrs. Eliza Cummings sold to Shirley Livestock the property at 790 Marshall street, at a price close to \$4000.

The property at 499 Greenwood street was sold by W. H. Webb to C. H. Wendnagle for \$3750.

The First National bank of Hermiston sold to John W. Cullens 80 acres in Klickitat county, three miles northwest of Lyle, Wash., for \$3000.

The property at 1182 Lincoln street was sold by N. Garbarro to Myrtle Cochran for \$2500.

Y. M. C. A. SCHOOL FOR WORK JUDICIAL COURSE NOW IN NEW BUILDING

Two Story Structure at Sixth and Main Streets to Have Modern Equipment.

\$6000 TO BE EXPENDED

Students Drawn to Portland From All Parts of Country—Men Enlisting for Army Service.

Expansion, which is partly natural and partly brought on by the war, has forced the Y. M. C. A. to move its automobile school from the east side to property leased from Reed college at Sixth and Main streets.

The building, which has just been completed, is of two stories, of concrete and steel, with 725 square feet of floor space.

Equipment will be modern. The Y. M. C. A. has just authorized the expenditure of \$6000 for equipment of the latest pattern for the judicial course.

There always has been, and now, and probably always will be, a demand for the appraisal of real estate by individuals; but, there is a growing demand for group appraisals.

Many individuals, firms and corporations now feel that in justice to their business, they should have an appraisal of all their real estate at least every other year.

Some of the valuations made by committees in various cities recently have been for the following reasons:

A real estate holding company, wishing to issue bonds, wanted a valuation of the property owned.

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Residential Deals In Laurelhurst Made

Interest in Prospective Trading Greater Now Than It Has Been in Many Months Here.

Five sales of good residential properties in Laurelhurst were completed last week, and, according to R. H. Torrey, sales agent.

The Laurelhurst company sold a six room bungalow at 1200 East Burnside street, near Laurelhurst avenue to Edgar Dilley for \$3375.

W. C. Kuehner and H. L. Pittcock sold to Everett A. Johnson two lots on East and Pine streets, Laurelhurst avenue.

Joseph Sandvall sold a six room bungalow at 1200 East Burnside street to H. L. Turney. The price was about \$4000.

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Auction Sales at Residence

234 Tenth St., cor. Main West Side

On Tuesday Next

We have received from a very prominent family a lot of rare old brasses, China and other bric-a-brac; also the furnishings from another private home.

A RARE OLD PICTURE OF LINCOLN AND HIS CABINET, PLAYING PIANO AND RECORDS IN BRASS.

Box Couches, Arm Chair, Verne Martin and White Enamel Steel Beds, best Steel Springs, Silk Floss and Felt Mattresses, Feather Pillows, a lot of good Bed Linens, Dressers and Chests, etc.

Ladies kindly call tomorrow and view the Brasses, Bric-a-brac and China, also the furniture, which is modern and nearly new.

On Thursday Next

We sell a lot of household goods for various consignors.

W. C. BAKER & W. H. DEAN, Furniture Dealers and Auctioneers, Masonic Temple Building, Yamhill and West Park Streets, PORTLAND, OREGON.

Barger's Auction House

Will sell at retail, less in many instances than the wholesale price, showcases, counters, shelving, scales, etc.

W. C. BAKER & W. H. DEAN, Furniture Dealers and Auctioneers, Masonic Temple Building, Yamhill and West Park Streets, PORTLAND, OREGON.

Auction Sales at Wilson's Auction House

169-171-173 SECOND STREET, NEAR VERNON.

REGULAR SALES DATES Monday, Wednesday and Friday EACH DAY AT 10 A. M.

DON'T FAIL TO ATTEND OUR SALES THIS WEEK AS WE ARE CROWDED TO THE DOOR WITH GOOD MEDIUM PRICED FURNITURE of all descriptions, carpets, rugs, bedsteads, stoves, refrigerators and other effects.

Goods Sold at Private Sale

WE HAVE SEVERAL GOOD PIANOS as follows: One player piano, cost \$600, five other good uprights, all in first class condition.

Genuine Mahogany, Birdseye Maple, Golden Oak and Circassian Walnut Furniture

We have some of the choicest pieces to be found in the city. We respectfully invite an inspection of our stock, if you are looking for furniture, rugs, steel and gas ranges, refrigerators, in fact anything used in an up-to-date home.

GOOD ASSORTMENT of Office Furniture, Safes, Etc.

There's a Reason! Give Us Your Order and Satisfy Yourself.

Store Fixtures and Equipments

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