

BRIGHTER OUTLOOK SEEN IN PORTLAND REAL ESTATE MARKET

Large Volume of Sales and Exchanges Reported Since First of Year; Dwellings Purchased.

SPECULATORS ARE HOPEFUL

Pronounced Improvement Is Seen
All Along the Line; Country
Deals of Importance Are Made.

Since the first of the year the local real estate market has shown a gratifying activity—in fact, during the week just closing, a larger volume of sales and exchanges were reported than for any like period in a number of months.

Transferring a steady trend by investors in the living district. In one of the better known and more popular close-in suburban sections, eight dwellings were either sold or exchanged last week, while a number of unimproved sites were taken over by home builders for, as announced, immediate improvement. Speculative builders find the market improving and there is an inclination among these to revive the activity of that type, which was so much in evidence here five or six years ago.

Realtors, particularly those who belong to the Realty board, are eagerly anticipating a good spring movement in local properties and are, almost without exception, getting ready to take advantage of the condition when it comes. This condition, as expressed by one realtor, is already here.

In discussing the subject at the Realty board meeting Friday, the following feeling was voiced by one of the old established firms:

"The Portland real estate market is, at last, on the upward trend. We not only have abundant evidence of this in our own office but I have heard realtors all over the city say that since the first of the year there was a pronounced improvement all along the line. One firm that we have been dealing with showed us a list of 14 deals closed since January 1. Of course, more than one-half of these were exchanges, but in the list there were some good sales. The long loan period, I am confident, is at an end, and, needless to say, we all welcome it cordially."

Residence Sales Reported

The Fred W. German agency reports a gratifyingly large volume of business for the last 10 days. The following are some of this firm's transactions:

The house and lot at 6013 Whitman avenue, Portland, was sold by George W. Bender to a local buyer. Consideration not named.

The house and lot at 4219 Fifty-eighth avenue, was sold by Mr. German to T. C. McKay. Both of these properties are in poor repair, but the new owners plan to put them in first-class condition.

Lots 13 and 14 in block 32, Berkeley, improved with a small cottage, were purchased by Irene Hothouser.

A well improved five-acre tract at Seaside, on the Oregon coast, was purchased by J. Beehouse, a recent arrival from Oklahoma. This property was sold by B. Kinner for \$3500.

A house and lot on Alberta street was sold to L. Snider for \$1000.

Three lots in Irvington Park, improved with a six room residence, were purchased by N. D. McKay. This property belonged to Mrs. Florence Watkins, a resident of New York.

The Ralph Akeley Land company reports a number of good sales of farm and residence properties so far this month. Among this firm's sales are the following:

A seven room house on Albina avenue purchased by an Astoria investor for \$7000.

The quarter block at Seventeenth and Vaughn was purchased by Frank Sawfeld for a consideration of \$15,000, \$8000 being in trade and \$7000 in cash.

Parry D. Waller sold a title to a six room house on Sixty-eighth street, Mount Tabor, consideration, \$3600.

L. N. Spencer bought a 25-acre ranch near Estacada, for which he paid \$6000. M. J. Mahony has closed a deal with F. N. Averill for the purchase of the improved residence property described at 4 in block 12, Hansen's second addition, consideration, \$5000, in part payment. Mr. Averill took title to an unimproved residence site in Laurelhurst at a valuation of \$3000.

W. W. Koster has sold to Anna K. Mase an improved residence parcel in Beaumont, described as lot 10 in block 12, for \$3800. Mrs. Mase at the same time took title to the adjoining lot, for which she paid \$2500.

Leavitt's Store to
Have New Quarters

After February 1, Leavitt's department store, now at Third and Morrison streets, will occupy the ground floor of the Macleay building at Fourth and Washington streets. Mr. Leavitt recently concluded a long-term lease with the Macleay estate of the Washington street store, and following extensive alterations, will move into the new building which will be occupied.

KEEMERER and
ROCK SPRINGS COAL
THE CLEANEST AND BEST BURNING
COALS. PRICES REASONABLE.

CRYSTAL ICE & STORAGE
COMPANY
East 54th & 124th.

WOODMAN FUEL CO., 24 and Oregon sts.
Short alabaster and black wood mixed, 2 1/2 cords \$3.00. 2 1/2 cords \$3.00.

MARION FUEL CO., Century street, 24th
Short alabaster and black wood mixed, 2 1/2 cords \$3.00. 2 1/2 cords \$3.00.

WOOD 2000 lbs. of wood delivered within
20 blocks of Jefferson or North Bank
at \$5.00 a cord. Call Marshall 509.

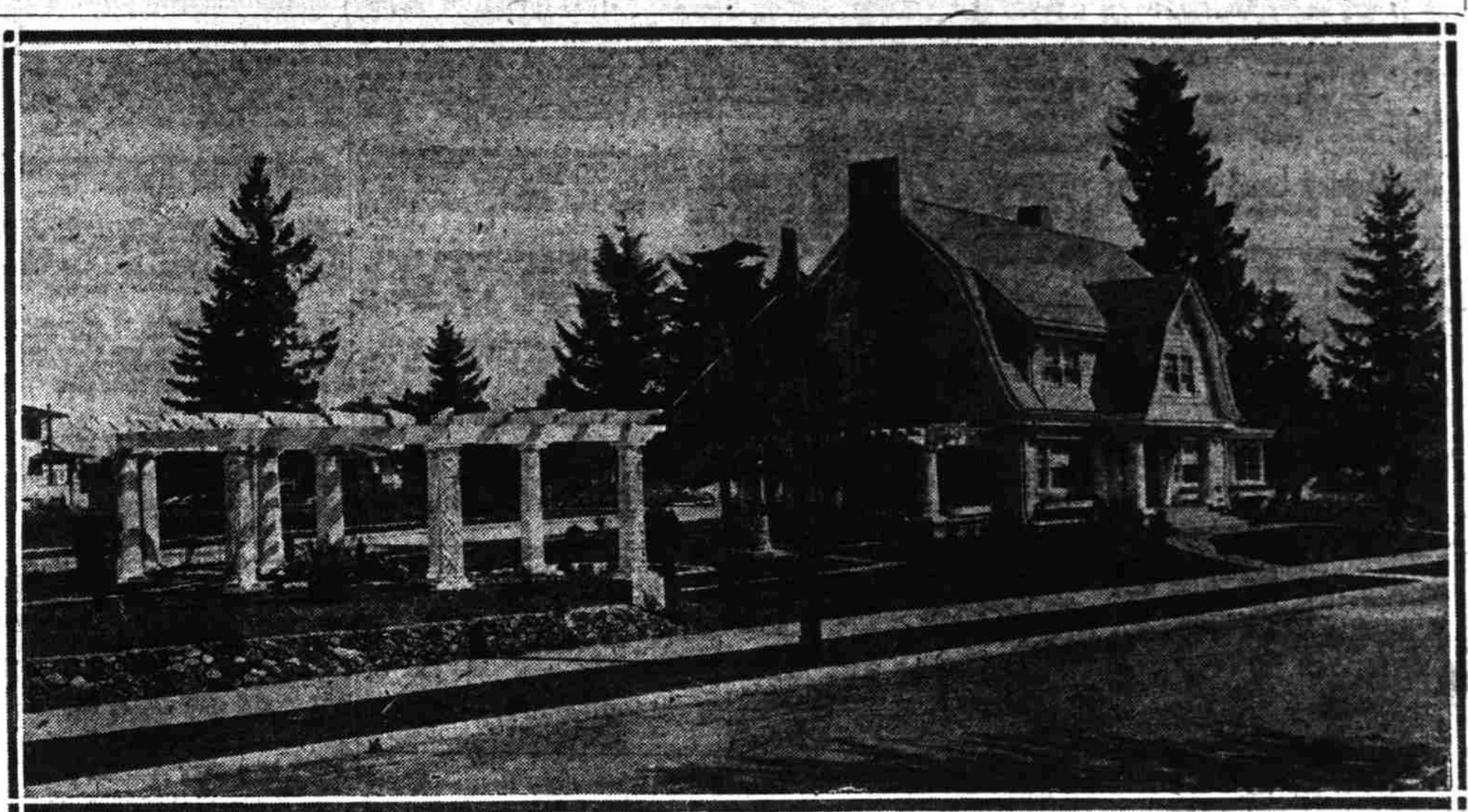
DIV. of Wood 2000 lbs. of wood delivered
in car lots. East Side Slabwood Co., East 22nd.

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ALAMEDA PARK RESIDENCE OF O. K. JEFFERY SOLD AT \$30,000



Residence at 909 Bryce street, Alameda Park, sold last week by Oliver K. Jeffery to J. A. Byerly for \$30,000.

O. K. JEFFERY HOME IN ALAMEDA PARK IS SOLD FOR \$30,000

Beautiful Residence of Dutch
Colonial Style Is Purchased
by J. A. Byerly.

The home of Oliver K. Jeffery, at 909 Bryce street, in Alameda Park, was sold last week to J. A. Byerly, local lumberman, for \$30,000. The Jeffery home is one of the finest of the many beautiful places in the northern section of the city. It occupies a fraction of a block on the brow of the hill along which Alameda Drive runs, and was built at a cost of about \$25,000. It is a 12-room house, finished in white enamel and mahogany, dutch colonial style, and was built something like three years ago.

In the rear of the house is a large garage, the second story of which is equipped for servants' living quarters. This sale was made through the agency of the Fred A. Jacobs company.

The part payment, Mr. Jeffery takes the Byerly home at East Sixteenth and Thompson streets.

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Year-end reports from Heppner tell a story of a considerable activity in building and real estate in that enterprising farming center. Farm lands to the value of more than \$1,000,000 changed hands in the immediate Heppner district during the last year, while the city property experienced an interesting building activity during the same period.

The largest farm land deal reported in Morrow county was the sale by L. E. McBee of the 7300 acre ranch located on Skunk creek for \$100,000.

William Padberg bought the Heppner Flat ranch from Spencer Akers, containing 480 acres, for which he paid \$25 an acre cash.

The famous "Old Dan Hanover" wheat ranch was sold by Dan Hanover to Edgar Stevens for \$25,000. This place contains 500 acres.

Carners Adds to Holdings

Harvey Young of Eight Mile bought the Huston ranch in the same section, containing 900 acres, for a flat consideration of \$28,800.

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Foot Spokane Avenue, Portland, Or.

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BONDS
McGarr, Bates & Lively
Yeon Building—Main 188, A-2694

LARABEE STREET
BARGAIN
50x100, fairly good house, near Broadway, must be sold at once; 5 minutes' walk to Union depot and new postoffice. Cash price \$2000; no trade.

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304-1/2 Board of Trade Bldg.

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