

EUGENE PROPERTY SALES LARGER THAN LAST YEAR

Conditions Materially Improved Realty Men Report

HOUSES IN GREAT DEMAND

Small Tracts Are Goal of Purchasers of Country Property; Many Canadians Are Coming Here

That real estate conditions are much improved over last year is the report of local realty dealers. Property is being turned over rapidly, and real estate is bringing better prices than it did a year ago. Big sales are not as frequent as they were last year, owing to the greater demand for small places than for large ones, but the greater number of smaller sales more than makes up for this deficiency in large sales.

Records show that from January 1 to April 14 of this year there was a total of 718 sales, as compared with 626 during the same time in 1921.

The following table shows the comparison:

	1921	1922
January	162	148
February	171	176
March	215	218
April	88	176
Total	626	718

This shows an increase of 92 sales

months of 1922 over the same length of time in 1921.

It is true that prices on real estate today are not as high as they were two years ago. But according to realtors, those were inflated prices, and the lower prices are more stable and bring about a more favorable condition than the unstable higher prices of two years ago. Inflated prices, they point out, encourage speculative buying, which in turn brings about a shifting, unstable population.

Buyers this year are unusually discriminating and exacting. They are insistent upon seeing real value in property before they invest. In both renting and sales it is the really good pieces of property which are in demand. However, because of the limited number of houses, no house that is at all fit to live in, is vacant for any length of time. People who want good

houses for next fall when the university opens, are offering to pay rent in advance for them during the summer months in order to be sure of them in the fall. Although there is a great deal of building being done, the housing situation is still deplorable, many persons being discouraged from settling in the country because of the difficulty in finding a home. It is necessary to the point, where it is necessary to build or purchase a home in order to be sure of a place to live.

Demand for Farm Property
The greatest demand at the present

time is for town property, which in the majority of cases is bought for homes, not as speculation. Property on the east side of the town is more in demand, and sells for a higher price than that on the west side. Real estate close to the university is especially in demand, while property in the Gross addition is selling rapidly and is being rapidly improved as

Indications are that Fairmount Heights will be a popular residence district in the near future, and the property in that district will increase in value materially.

Small fruit and gardening tracts of two, three and five acres are much more in demand than larger places. Small acreage places are greatly in favor.

Many Trades Made
This is not a year of cash sales. Most of the deals are trades, either wholly or in part, or sales made on the instalment plan. A great many are part cash and the balance in trade while in many other cases a small cash payment is made, the balance to be paid in a few years' time.

Among those who come to Eugene from other parts of the country, the

are few who are not wholly satisfied with the property which they buy here. In many cases after owning property for only a short time, owners are able to sell again at a higher price than they paid. A Minnesota man who bought a small fruit and gardening tract on the River road a little more than a month ago, was the other day offered \$1400 more for it than he

The population of Eugene and the surrounding country is increasing at a rapid pace, Eugene realty men say. One important cause for this increase is improvement in the roads. Men coming to this part of the country

now can bring their families, which under the old conditions the man would come alone. Under present conditions the family is more likely to settle here and stay than before. It is thought by some real estate dealers that the population of Lane county has increased 4,000 in the last 10 years.

last two years. Estimates of the population of Eugene and Lane county given by real estate dealers averaged 13,000 for Eugene and 36,000 for Lane county.

**MEETING OF ORIENTAL ORDER
TO BE AT ALBANY**

Monday night the encampment branch of the Odd Fellows will meet in Albany. Orientals, of the Oriental Order of Humility and Perfection from Eugene and Corvallis will meet with them for the purpose of creating interest in Orientalism for the meeting to be held in Corvallis on May 10.

The Orientals are making good preparation for the ceremonial that are to stage in Eugene at the same time.

of the grand lodge. This will be the first appearance of the Oriental order at any session of the grand lodge in Oregon. The local managers are very anxious to put on a ceremonial that will be remembered by visitors from all over the state.