We have at length secured permanent quarters in Room R, which is immediately adjoining the office recently occupied. Our address, therefore, henceforth is Room R, No. 37 Park Row.

The feature we introduced last week, "All about the Streets," has been received with very great favor by property-holders, and has proved so attractive that we will shortly commence a similar record for Brooklyn. We are rapidly adding all the large real estate holders of New York and Brooklyn to our subscription lists, and expect to have 5,000 of this class of the "solid men" of the metropolis and its principal suburbs before the last of August next. To such, this list of the property matters before the two Common Councils is indispensable. To keep track of them hereafter, it was necessary to wade through the official proceedings, which not one person in twenty of those interested has the time or patience to do.

We are constantly in receipt of suggestions from subscribers, pointing out means whereby the Recorders may be made more useful and valuable than it is at present. Some of these we have taken advantage of, but others, equally valuable, we have no room for at present. We now give far more matter than we intended to do at first, and still more news presses upon us. By midsummer there will not be the same pressure, and then we can prepare for a splendid start in the fall.

**Better Buildings Wanted.**

The recent experiments of the Messrs. Hoe, with a view of illustrating a new and economical mode of construction of buildings, is destined to mark a new era in the history of our city and country.

The primary object has been, and still is, to a large extent, in the erection of a building, to put it up as cheaply and as quickly as possible. So long as it possesses the outward show and beautiful interior finish of decoration, it makes no difference as to what the walls are composed of, or how thick they are. Whether they will be durable or permanent does not seem to enter into the heads of many of our builders, contractors, and owners of property. Rush them up, finish them just as fast as possible, and sell them out.

This subject was forced upon us recently, while riding in one of the avenue cars leading to the upper part of the island. We observed huge props placed against the north-erly side of a row of buildings now going up on the avenue a little above Yorkville. We suppose that, in the haste to get up the exterior walls, very little attention was given to the possible contingency of a storm, and in the midst of that which prevailed a week before last (not very violent, either), this wall was shaken from its propriety about eight inches; hence the necessity for the artificial props. We have a Bureau for the Survey and Inspection of Buildings, and doubtless its work is well performed, certainly as well as the present laws upon the subject will admit. But the fault is not in the laws, but in the false education of the people. They do not build their houses with a view to their perpetuity or permanency. If a house lasts the life-time of an individual, that is supposed to be long enough; but how much more economical would it be in the end, if the object sought was for a laudable desire to build so that future generations might learn something of the wisdom of their ancestors from the character of their structures and public edifices.

The old countries of Europe are far in advance of us in this respect. There are to be found buildings of every description, both public and private, that have stood defying the storms of centuries. The ruthless hand of ignorance, and the devastations of war, have laid waste and destroyed many valuable monuments of antiquity, on which the utmost exertions of human genius have been employed, but, nevertheless, there still remain standing many, attesting the wisdom and skill of our ancestors, and which to-day are objects of interest, and even veneration, to the student as well as the tourist.

The structures of modern times are mere shells, and the adornments mere tinsel, compared with those of the Old World.

From the ravages of fire, as well as the destructive effects of storms, they are the least guarded.

Almost invariably, in the event of the occurrence of a fire, whole rows of buildings are destroyed by the ravenous element, immense amounts of property sacrificed, misery indescribable endured, and sometimes death, even, ensuing, because of the flimsy, frail, and false protection which our new and modern-styled houses afford.

In the cities of Paris and London no such contingencies can possibly happen, for the buildings are required to be so constructed that, even if a fire occur in one portion of a building, the inmates of another can rest secure in the certainty that it will not extend to them.

The construction of these miserable apologies for houses should, therefore, be discouraged and disconnnected; and it should be the aim and the effort of those who build, to so erect their buildings that neither storms nor fires can weaken or destroy.

In truth, it is a hideous waste of capital to build houses which last only a few years. If we would enrich our children let us erect edifices which will outlast their lives as well as our own.

**Healthy Homes.**

Mr. Robert Bonner's very honest advertisement, that the home he wished to sell near Tremont, was situated in a fever and ague district, may not be very palatable to people living in that locality, but it ought to lead the large property holders in Westchester County to take immediate measures to drain the malarious localities under their control. It is estimated that about one-third of Westchester County is entirely free from malarial; that another third is occasionly subject to aguish diseases, while the remaining portion is as "bilious" a region as any of the river bottoms of the West. People who wish to sell property do not wish this fact to be known, but it is a fact nevertheless.

The wise thing to do is to take immediate measures to drain the unhealthy portions of Westchester County which lie nearest New York. A million dollars spent in sewers and drains would in five years' time add twenty millions to the value of property in Westchester County. Had the property owners of Staten Island twenty years ago thoroughly drained it, so as to insure it against the intermittent fever which prevails there to day, it would have been one continuous city. It is a splendid region naturally; but sensible people will not rest where their families sicken and die.

The same remark is true of Westchester County. When steam roads are constructed, the lower portion of that locality will practically form a part of the metropolis; but before population becomes denser, we hope that the Westchesterians will make the future homes of our citizens healthful and habitable.

The widening of Broadway is a subject that has called forth a great variety of opinions; of one thing we may be sure, that if done at all, it will cost less now than five, ten, or fifteen years hence. As the grand entrance to the Boulevard and the beautiful drives through the Central Park, it would seem that it was built to make the improvement now.

The idea that it would be unsuitable for business purposes, entertained by many, is not in point of fact correct. The Boulevards of Paris are lined with some of the most magnificent stores in the world. For wholesale business purposes narrow streets may be best, but for the business that is carried on in Broadway above
REAL ESTATE RECORD.

Bleecker street, and which will be done on that portion which it is contemplated to widen, the broad street with magnificent buildings and handsome show windows, is surely the best. The property would undoubtedly increase a hundred fold, and it would be a street of which the citizens of New York might justly feel proud. It would be second to none in the world. Only keep the railroad tracks away.

The Fernando Wood Lease has not been determined after all. The end of the litigation does not seem to be near at hand. What the amount of the bill will be, no one can tell. They only know who will have to foot it. It does not seem at all in order to be candidly quibbling and raising technical points. The remedy against the abuses complained of lies not in expensive litigation.

REPORTED FAILURES AND BANKRUPTIES.

NEW YORK CITY.

Law Business.

Rexon & Nally, corgers, etc.—FAILED.

Sherman, Knauss & Co., Millinery goods.—SOLD OUT BY SHERIFF & Bleecker street, and which will be done on that portion which it is contemplated to widen, the broad street with magnificent buildings and handsome show windows, is surely the best. The property would undoubtedly increase a hundred fold, and it would be a street of which the citizens of New York might justly feel proud. It would be second to none in the world. Only keep the railroad tracks away.

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NEW YORK STATE.

Patton, C. W., Jeweler, New-York.—FAILED.preferred. Brees, Orleans, Louisiana, and which will be done on that portion which it is contemplated to widen, the broad street with magnificent buildings and handsome show windows, is surely the best. The property would undoubtedly increase a hundred fold, and it would be a street of which the citizens of New York might justly feel proud. It would be second to none in the world. Only keep the railroad tracks away.

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NEW YORK CITY.

Real Estate Record. June.

NEW YORK JUDGMENTS.

In these lists of judgments the names are alphabetically arranged, and which are first on each line, are those of the judgment debtor.

Alexander, W. S. Jr. (In trust)—G. A. Os-
good & Co.'s.—5,870.00.

Bentley, Henry & Co.-S. Hofstad.—142.00.

Biddle, I. P. & A. W. Boscue.—2,350.00.

Biltbary, Henry & Co.—C. F. Bunting.—160.00.

Boswell, Joseph—Bull's Head Bank, N. Y.—428.47.

Bradfield, Dexter—J. A. Squares.—1,280.00.

Branco, J. R.—W. H. Weed & Co.—36.00.

Baxter, Henry—Dept. of Survey, etc., Build­ings, N. Y.—60.00.

Brookman, H. D. J.—Dept. of Survey, etc., Build­ings, N. Y.—61.00.

Brooks, Caroline A.—Adams of A. Hamb­
er Co., etc.—1,628.08.

Bryant, Daniel—S. Hofrad.—144.15.

Bryan, Simon—Mary O'Donnell's, etc.—39.50.

Buell, S. F.—J. B. Anderson.—489.50.

Benedict, Geo. A.—S. M. A. Sanborn.—46.00.

Bolger, John—Ex.—Frances Cutting.—392.00.


Buchanan, D.—A. R. Jackson.—81.00.

Bowman, L.—Department of Survey, etc.—63.00.

Beeson, A., Jr., & Co.—J. Matthoens.—282.83.


Bradfield, Dexter—J. A. Squares.—1,280.00.


Baker, T. D., architect.}

Barnes, E. A.—C. E. Richards.—63.00.

Barker, T. D.—Frederick T., etc.—140.15.

Barnes, J. B.—F. S. Turner.—166.84.

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June 2d.

Catherine st., w., (Nos. 237 and 37), 23x78. Mary R. McCoy Conger to Kaufman, Hirsh & Co., 20,000.
Division st., n., (Nos. 22 and 54), 27,4x68, 2x65, 110. Wm. Kissam to M. and H. Baum, 24,100.
Division st., n., (N. 118), 23x61. Joseph Wiener to Michael Bonbouia, 28,000.
Horseneck st., e., 180, 20x111. Michael Doherty to Richard Hodge, 13,700.
Hudson st., w., 49,0x90, 49x90, 7. John H. James to Ernest H. Munsen, 8,000.
Ludlow st., n., (No. 24), 35x36, Ferdinand Erhardt to John Shaffer, 28,200.
Murphy st., e., 139,6x60, 13x100. John P. Schmidt and another, to Kilian Lender, 11,300.
Weeks, jr., to Alexander Roux, 34,000.

May 11th.

Atlantic st., n., 144,8x9 of Bond st., 44,8x100. R. Patrick to T. McAllister, 8,200.
Bergen and Nevins st., n., w., 10,000.
Conseley st., n., 300, 20x100. J. G. Gottsberger to H. E. McCreary, 380.
Dixeman st., e., 230, 20x100. C. H. Peebles to T. G. Burt, 375.
Douglas st., w., 145, 20x100, 48, 500. G. P. Webster to Anna Byland, 1,000.
Eln st., s., 129, 20x100. A. Heisler to T. G. Burt, 380.
Hancock st. and Sarrafoo st., e., 295, 20x100. St. E. Sall to G. H. Grassini, 7,000.
Horner st., w., 180, 20x100. P. S. Murphy to Hunter Fly Farm, 11,500.
Hopkins st., e., 200, 20x100. J. P. Johnson to N. Martin, 2,000.
Houston st., e., 70, 20x100. P. M. Good to T. G. Burt, 380.
Kings County Conveyances.
OFFICIAL RECORD OF MORTGAGES—NEW YORK COUNTY.

NEW LOTS.

Shoavy, George W. to Henry Hyman. 2d av., e. s., 50 a. of 61st st., 20x75, 3,000

Boling, Math. A. to Henry Monlun. 11th st., n. a., 85 2/7 av. of Oth av., 22 1/3x103 3/4, 10,000

NEW UREATCH.

8d av., termination of, adjoining Bennett's, 48x120. J. Dunderdale to A. E. Street, $15,000

Gibson, Archibald to Phoebe Ann Reid. 67th st., s. s., 160 w. of Sth av., 27x99.7x16x08.9, 600

Department of Real Estate Record.
REAL ESTATE RECORD.

There have been several important meetings relative to public improvements held this week, which must be of interest to all concerned, however remotely, in real estate. These are the meetings of the corporations of the Hudson Highland Suspension Bridge, and the Astor-Merritt Committee for the widening of Broadway. The corporations of the Hudson Highland Suspension Bridge met on the 29th of May at the Astor House. The object of the Company is to construct a suspension bridge over the Hudson River, at a point between Verplanck's Point and Butternut Falls, to afford greater facilities of railway and other communications between the two shores of the river. The most eligible point yet proposed is that at Albany, to afford greater facilities of railway and other communications between the two shores of the river. The most eligible point yet proposed is that at Albany, to afford greater facilities of railway and other communications between the two shores of the river.

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The property of Nathaniel H. Wolfe, at Clifton, consisting of house and three acres of land, has been sold to the New York Yacht Club for $25,000. At a meeting of the Quarantine Commissioners, it was resolved to sell the old and dilapidated structure and modernize the same, to be used for summer quarters and a separate sale, if possible; if not, at public auction. The office, etc., in the new Tammany Hall building will rent for $40,000. A new series of occupation plans by the Board of Health have been published, including boarding houses; and Union Square, so lately the abode of handsome bridge, of two arcades, will be thrown across the boarding houses; and Union Square, so lately the abode of much opposition to it as there is no Av, Mr. John Mixbech, of the Bowery Avould attempt to cross over it.

A short distance north of Fordham a wide, substantial, and of similar dimensions, $870. In the vestibule of the tavo story attic and basement frame house with lot, 19.4 x 75 feet, on the south side of Sixth av., were purchased for $3,900 each. BROOKLYN PROPERTY.—4 lots on Bergen st, 50 feet, adjoining, same size, and containing thereon a two story frame house, filled and of similar dimensions, $870. In the vestibule of the two story attic and basement frame house with lot, 19.4 x 75 feet, on the south side of Sixth av., were purchased for $3,900 each. BROOKLYN PROPERTY.—4 lots on Second av., 20 feet, adjoining on Grand and DeKalb avs., sold for $650. Lot, 25x100, sold for $850. Lot, 25x100, sold for $850. Lot, 25x100, sold for $850. Lot, 25x100, sold for $850.

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FOREIGN WOODS.—There is about the usual jobbing demand for the various grades, and from yard a fair amount of sales of stock. The wholesale market, however, is dull, and the only material export at present is a few small lots of mahogany taken for export. The latest sales at auction were as follows: Of Honduran Mahogany 38 logs at 5c. per foot; 20 logs at 5c. per foot; 14 logs at 3c. per foot; 18 logs at 2c. per foot; 13 logs at 1 1/2c. per foot; and 8 logs at 1c. per foot. Of Guatemalan Mahogany 600 Cotes sold at 15l/2c. per log, and one end at 6c. Of Cedal or Ceylon Mahogany 120 logs were sold at 2c. per foot at New York and Nuettas at 111/2c. per log, and 163 logs Trinidad at 11c. per log. The receipts reported, are 17 logs Cedal from St. Louis; 125 logs Mahogany from Tobacoo; and 2,222 pieces bondwood and wood. The market is still moderately quiet, but there is a further demand for effect, but our supply is ample for the demands and prices the range is now placed at $21@35 per M., outside the figures not paid, but only because there was not any buy order offered.

Buyers should not feel particularly alarmed, however, at the present position of affairs, for there has certainly been a full drive of logs, and lambergmen will not be likely to have a stock-in-trade without having enough to bring in a pretty liberal return of the funds expended in cutting, and running the timbers into the boards. Hemlock sashstrings are not very plenty and not much injured after, but with the appearance of growths, the market is received in quantities fully equal to the demand, and the market generally is rather dull at about 45c. per M. In Southern pine lumber we bear of nothing except a jobbing trade, and the market is in the same as is the case with Eastern lumber, for want of stock. Holders remain firm and confident at $20@20 1/20, and the Southern advices still report well prices as current at the mills. The sales for export are moderate, but shippers are looking around to some extent, and some few small parcels are in treaty, mostly on South American account. For No. 1, Easterns shingles there is a good demand, and prices firm at 45 per M. The principal sales reported since our last 200,000 feet Eastern spruce, at $25 on the spot, and 125,000 feet at $27 1/2 to New Orleans, and 190,000 feet white pine boards at $65@70 per M.

THE SHIPMENTS OF LUMBER HAVE BEEN AS FOLLOWS:


The shipments of lumber have been as follows:

<table>
<thead>
<tr>
<th></th>
<th>This wk.</th>
<th>Last wk.</th>
<th>Since Ap. 1, '98</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total feet</td>
<td>743,520</td>
<td>77,514</td>
<td>4,216,447</td>
</tr>
<tr>
<td>Tickets</td>
<td>4,065</td>
<td>1,650</td>
<td>40,008</td>
</tr>
</tbody>
</table>

We also notice shipments of 442 pieces plank to San Francisco, 921 pieces oak plank to New York, 16,000 feet white pine to Bremerton, 50 do. to London, 13,000 staves to Great Britain, 187,404 do. to Continent, and 1,600 to West Indies. The receipts reported are 500 pieces Spruce Fitting from St. John's, N.B., 100,000 feet of fir at $16, contract from Jacksonville, Fla., 150,000 feet of lumber from Pensacola, Fla., 7,000 feet do. from St. Mary's, Fla., 645,000 feet do. from New Orleans, and 1,000 tons of lumber from New York.

The western advices still report large supplies running down the rivers, and the mill men generally forming a full crop of logs. Many mills were engaged to work the season through, while others not yet fully in operation had a good prospect of obtaining all the work they could attend to. At the principal sales markets business was still active, and the range of prices generally pretty well sustained.

The receipts at Chicago were heavy at better prices, but the demand for shipment good, and business very active. Boards and strips, good mill-run, sold at $15 50c. Common risings, dressings, and doors, cut at $15 75c. to 20c. above the fair mixed at about $13@14 1/2, a very few common at $11 50c. The figures realized on sawmilling and scantlings were $8 to $10 sawmill shingles brought $33 3/4, and 8 c. 3/4 bars. At the yard trade was active, and prices firm as follows:

First clear, 1 do. 2 in., per m. | $25 60c@70 60c
Second clear, 1 to 1 1/2 in., per m. | 20 50c@60 50c
Common boards, 2 to 3 1/2 in. | 15 20c@30 20c

Vagrant box boards, 15 in. and upwards, select 20 50c@60 50c
Common boards, B. | 10 30c@40 30c

Stock boards, G. | 5 00@6 00

Comment boards, joints, and scantlings, 15 to 20 in. | 10 25c@30 25c

Joints and scantlings, 15 to 24 in. | 12 50c@14 50c

Common flooring, rough | 9 50c@11 50c

Common flooring, smooth | 10 50c@12 50c

Siding, first clear | 12 50c@14 50c

Siding, common, dressed | 10 50c@12 50c

The shipments of lumber have been as follows:

<table>
<thead>
<tr>
<th></th>
<th>This wk.</th>
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<td>4,065</td>
<td>1,650</td>
<td>40,008</td>
</tr>
</tbody>
</table>
### Prices Current of Lumber, Flooring, and Shingles

**SHINGLES, LATH, ETC.**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear Plank</td>
<td>$0.40 - $0.60</td>
</tr>
<tr>
<td>Second Clear Plank</td>
<td>$0.50 - $0.70</td>
</tr>
<tr>
<td>Clear Boards, Nos. 1, 2, and 3</td>
<td>$0.30 - $0.40</td>
</tr>
<tr>
<td>Common Siding</td>
<td>$0.10 - $0.20</td>
</tr>
<tr>
<td>Box Boards</td>
<td>$0.25 - $0.35</td>
</tr>
<tr>
<td>Lath</td>
<td>$0.05 - $0.10</td>
</tr>
</tbody>
</table>

**FLOORING**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Flooring, Dressed</td>
<td>$0.80 - $1.00</td>
</tr>
<tr>
<td>Second Clear Flooring</td>
<td>$0.70 - $0.90</td>
</tr>
<tr>
<td>Common Flooring</td>
<td>$0.50 - $0.70</td>
</tr>
<tr>
<td>Clear Siding</td>
<td>$0.60 - $0.80</td>
</tr>
<tr>
<td>Common Siding</td>
<td>$0.40 - $0.60</td>
</tr>
<tr>
<td>Box Siding</td>
<td>$0.35 - $0.45</td>
</tr>
<tr>
<td>Lath</td>
<td>$0.05 - $0.10</td>
</tr>
</tbody>
</table>

**CUTS**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear</td>
<td>$0.60 - $0.70</td>
</tr>
<tr>
<td>Second Clear</td>
<td>$0.55 - $0.65</td>
</tr>
<tr>
<td>Common</td>
<td>$0.40 - $0.50</td>
</tr>
</tbody>
</table>

### Reporting on the Market Dynamics

- **The Milwaukee market remained steady and uniform on all grades of lumber, except for a slight increase in prices of the usual average of business doing. Rates as follows:**
  - Clear Plank: $0.60 - $0.80
  - Second Clear Plank: $0.70 - $0.85
  - Clear Boards, Nos. 1, 2, and 3: $0.30 - $0.40
  - Common Siding: $0.10 - $0.20
  - Box Boards: $0.25 - $0.35
  - Lath: $0.05 - $0.10

- **The yard rates for any river lumber were as follows:**
  - Clear per M: $0.65 - $0.85
  - Second and third common: $0.50 - $0.65
  - Spruce, no. 1, $55 - $60; no. 2, $45 - $50; no. 3, $35 - $40; no. 4, $30 - $35; no. 5, $25 - $30; common, Pine Shingles: $0.40 - $0.50

- **The Portland market remained active and firm at some advance on Spruce and Hemlock.**

### Referring to the Logs on the Mississippi

- **The general demand was fair.**
- **Quotations as follows:**
  - Suite Clear, 18 ft. and upwards, over length, $0.90 - $1.00
  - Second Clear, 18 ft. and upwards, over length, $0.80 - $0.95
  - Common, 18 ft. and upwards, over length, $0.70 - $0.85
  - Box, 18 ft. and upwards, over length, $0.60 - $0.75

- **The demand for export is good, and many more vessels are loading for the south.**

- **The supply of logs and lumber will be ample for all wants, and yet we do not anticipate any immediate decline in prices, but think the market will be very steady for some time, and that the prices will continue high.**

- **The market continues very active for all kinds of lumber, and yet there are no very important changes to advise.**

- **The market for hardwoods is nearly the same as last week, and the demand for export is very good.**

- **The market for hardwoods is nearly the same as last week, and the demand for export is very good.**

### Conclusion

The demand for export is good, and many more vessels are loading for the south. The supply of logs and lumber will be ample for all wants, and yet we do not anticipate any immediate decline in prices, but think the market will be very steady for some time, and that the prices will continue high.
METALS.—Pig lead has arrived with considerable freedom and prices steady, but timber was rather more plentiful, less sought after, and somewhat easier. Shingles in very good demand, but somewhat irregular, at about $2.50-$3.50 per M. for common, and $4.00-$4.50 for contract. The quotations were as follows: $7-$8 per M. for Indiana cargoes.

These figures, however, are below the cost of importing, and meeting with only a moderate demand, sellers were active and firm. The quotations were as follows: $7-$8 per M. for common, and $4.00-$4.50 for contract. The latest Charleston quotations were as follows:

\[\text{Georgia cargoes.} \]

The lumber market has been very active this week, with a good supply of white pine and black walnut on hand. The supply of the former has been about equal to the demand, and the latter has been rather limited. A couple of weeks at least; on and quarrimen have little fear of future receipts, and are still placed at 65c.@65c. Zink figures the market may be called steady. Clinch shingles show no important variation, and are still placed at 65c.@65c. The Southern reports still represent the market as quite firm, and in the aggregate a fair amount of business doing through the East and West. Orders were largely governed by the ability of millers to turn out stock. There was a very good local demand; in fact, at some points the desire to obtain lumber was so great that the millers were considerably in advance of orders made by buyers on Northern account or for West Indies. The latest Charleston quotations are as follows:

<table>
<thead>
<tr>
<th>Material</th>
<th>Price Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear White Pine, 1st quality, $50.00-$55.00 per M.</td>
<td></td>
</tr>
<tr>
<td>white pine, good run, $35.00-$40.00 per M.</td>
<td></td>
</tr>
<tr>
<td>yellow pine, $30.00-$35.00; rough boards, $12.15; grooved and tongued do., $25.00; white pine, $42.47.</td>
<td></td>
</tr>
</tbody>
</table>

The lumber from Charleston, Sept. 1, 1867, to May 28, 1868, were 11,655,787 feet of lumber, of which 1,261,159 went to foreign ports—mostly West Indies; and 5,789,691 feet coastwise. Of the latter 4,377,785 feet were consigned to Florida, Alabama, Mississippi, and Louisiana, and 1,014,257 feet to other foreign ports; 11,692 to Hartford, Conn.; 1,245,584 to Providence, R. I.; and 476,956 to other Eastern States ports.

At Wilmington the demand for lumber was very good and the supply somewhat larger. In the mills there was rather less sought after, and somewhat easier. Shingles in very good demand, but somewhat irregular, at about $2.50-$3.50 per M. for common, and $4.00-$4.50 for contract.

The receipts for the week were 165 bblgs. painted valued at $2,700; 7,438 gallons lined oil valued at $5,504 and 499 bblgs. oxide valued at $6,698. There was also shipped to San Francisco 392 pkgs. white lead; 64 bblgs. varnish.

No.8... 12 00 © 13 00

The export for the week were 10,952,500 feet; at Oswego 10,156,700 feet.

The receipts at Albany by the Erie and Champlain Canals, for the fourth week of May were, of lumber, 11,655,787 feet; of shingles, 1,261,159 M. of timber, 5,789,691 feet. Of the lumber, 11,881,000 feet were received by the Erie, and 6,011,200 feet by the Champlain Canal.

At Chicago the receipts of lumber for the week ending June 1st were 10,280,000 feet; at Duluth, 4,300,000 feet. For the corresponding week in 1867. The aggregate receipts since January 1st are 508,817,000 feet against 150,350,000 feet in 1867.

SHINGLES.—A steady business is doing in these, and the few purchases made were only in view of immediate wants. We still quote 40c.@45c. in large parcels and 45c.@50c. in small lots to jobbers, and at these figures the market may be called steady. Glue of choice figures the market may be called steady. Snows of fair to good have been made within the range; but the bulk of the sales of fair to good have been made at $56.00, and the remaining few figures have been obtained. On one or two other descriptions of line we advance our figures of last week.

Coarse lumber rates at about last week's figures, with good local business and an active business. The receipts at Albany by the Erie and Champlain Canals, for the fourth week of May were, of lumber, 11,655,787 feet; of shingles, 1,261,159 M. of timber, 5,789,691 feet. Of the lumber, 11,881,000 feet were received by the Erie, and 6,011,200 feet by the Champlain Canal.

At Chicago the receipts of lumber for the week ending June 1st were 10,280,000 feet; at Duluth, 4,300,000 feet. For the corresponding week in 1867. The aggregate receipts since January 1st are 508,817,000 feet against 150,350,000 feet in 1867.

At Buffalo the receipts for the week ending June 1st were 10,952,500 feet; at Oswego 10,156,700 feet.

Freights are unchanged except to Richmond and Petersburgh, which we advance six dollars. Freights are temporarily scarce, but a boat is expected before the close of the week.

To New York, per 1000 $45 50 $45 50
To Norwich and Middletown $45 00 $45 00
To Providence and Fall River $45 00 $45 00
To Charleston and Savannah $45 00 $45 00
To Baltimore and Washington $45 00 $45 00
To Richmond and Petersburg $45 00 $45 00
To Boston, for orders and hard $45 00 $45 00

The export for the week ending June 1st were 10,952,500 feet; at Oswego 10,156,700 feet. Freights are unchanged except to Richmond and Petersburgh, which we advance six dollars. Freights are temporarily scarce, but a boat is expected before the close of the week.

The Albany quotations now stand as follows:

- Pine, fourths, M. A. 45 00
- Pine, selected, M. A. 45 00
- Pine, common box, M. 20 00
- Pine, side board strips, M. 20 00
- Pine, 10-inch plank, each... 30 00
- Pine, 10-inch boards, each... 30 00
- Pine, 12-inch board, each... 35 00
- Pine, 14-inch board, each... 40 00
- Pine, 16-inch board, each... 45 00
- Pine, 18-inch board, each... 50 00
- Pine, 16-inch siding, M. 85 00
- Pine, 14-inch siding, M. 85 00
- Pine, 12-inch siding, M. 85 00
- Pine, 10-inch siding, M. 85 00
- Pine, 8-inch siding, M. 85 00
- Pine, 6-inch siding, M. 85 00
- Pine, 4-inch siding, M. 85 00
- Pine, 2-inch siding, M. 85 00
- Spruce boards, each... 10 00
- Spruce, 1-inch plank, each... 10 00
- Spruce, 1-inch siding, M. 85 00
- Spruce, 1-inch siding, M. 85 00
- White Wood, 1-inch thick, M. 85 00
- White Ash, M. 85 00
- Cherry, M. 85 00
- Maple, M. 85 00
- Beech, M. 85 00
- Basswood, M. 85 00
- Maple, M. 85 00
- Shingles, shad, plain, M. 85 00
- Shingles, clear sawn, plain, M. 85 00
- Shingles, cedars, M. 85 00
- Lath, hemlock, M. 85 00
- Lath, pine, M. 85 00
- Lath, pine, M. 85 00

- From the regular monthly circular of Messrs. Wm. H. Gratz & Co. we extract the following:

The district now offers a good assortment of Lumber, the weather being very dry and the want of rain is the dry wintered at mills, affording purchasers an opportunity of buying at a low price. This dry stock is of course limited, and with in thirty days it will be difficult to find dry lots—particularly for Pine.

The recent rains have been pretty general—though extending more through Canada than the West—and as a result the greater portion of the logs have been run. The Hemlock and Spruce logs are down in full supply, and the mills will not want for stock.

In Canada the great bulk of the logs have been run, but while the prospect now is for a full stock, the only change

ALBANY LUMBER MARKET.

The trade during the week has been active, with fair receipts by canal, and a good assortment of stock. Prices are very firm, with an upward tendency. All fear as to future receipts appears to be at an end, the rains of the month of May having floated off most, if not all, the logs. The receipts for the week were 165 bblgs. painted valued at $2,700; 7,438 gallons lined oil valued at $5,504 and 499 bblgs. oxide valued at $6,698. There was also shipped to San Francisco 392 pkgs. white lead; 64 bblgs. varnish.
to note among manufacturers, is one showing increased
in general feeling.
In the case of somewhat different, and although
some say all accounts report upon the Lumber market represent
how large have been all secured, we are positively
informed that fall twenty millions are hung up on the Cass
River and its branches, and at least thirty millions upon
other streams.

Our desire in this survey of the field is to give a true
statement of facts bearing upon the trade in its
full extent, and that in the most general correctness or
the views heretofore set forth in our Price Current to se-
cure for our views and comments general reliance.

MARKET QUOTATIONS.

BENDING STONE.
Ohio Free Stone—In rough.
Bending Stone, per ton, delivered, 1.00 $1 50
Black River, $cable ft., delivered, 1.00 $1 50
Dorchester, on Snow, in rough, delivered, 1.00 $1 50

PAINTS AND BLINDS.
Ashlar, $ superficial foot, 4.00 $5 00
Ashlar, $ linear foot, 1.00 $1 50
Architraves, 1.00 $1 50
Architraves, 1.00 $1 50
Ashlar, $ superficial foot, 4.00 $5 00
Ashlar, $ linear foot, 1.00 $1 50

DRAIN AND SEWER PIPE.

<table>
<thead>
<tr>
<th>Size</th>
<th>2 in. diam.</th>
<th>3 in. diam.</th>
<th>4 in. diam.</th>
<th>5 in. diam.</th>
<th>6 in. diam.</th>
<th>8 in. diam.</th>
<th>10 in. diam.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$0.75</td>
<td>$1.00</td>
<td>$1.25</td>
<td>$1.50</td>
<td>$1.75</td>
<td>$2.00</td>
<td>$2.25</td>
</tr>
</tbody>
</table>

REAL ESTATE RECORD.

BRAINER AND BRANCHES, each.

<table>
<thead>
<tr>
<th>Size</th>
<th>2 in. diam.</th>
<th>3 in. diam.</th>
<th>4 in. diam.</th>
<th>5 in. diam.</th>
<th>6 in. diam.</th>
<th>8 in. diam.</th>
<th>10 in. diam.</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$0.75</td>
<td>$1.00</td>
<td>$1.25</td>
<td>$1.50</td>
<td>$1.75</td>
<td>$2.00</td>
<td>$2.25</td>
</tr>
</tbody>
</table>

BRAINS, per running foot.

<table>
<thead>
<tr>
<th>Size</th>
<th>2 in. diam.</th>
<th>3 in. diam.</th>
<th>4 in. diam.</th>
<th>5 in. diam.</th>
<th>6 in. diam.</th>
<th>8 in. diam.</th>
<th>10 in. diam.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1.25</td>
<td>$1.50</td>
<td>$1.75</td>
<td>$2.00</td>
<td>$2.25</td>
<td>$2.50</td>
<td>$2.75</td>
</tr>
</tbody>
</table>

ON heavy purchases of the smallest size 15®20 per cent.
discount. Inquire for water, gas, etc., at 50 per cent. advance on these prices.

FOREIGN WOODS. Duty free.

<table>
<thead>
<tr>
<th>Origin</th>
<th>1 in.</th>
<th>2 in.</th>
<th>3 in.</th>
<th>4 in.</th>
<th>5 in.</th>
<th>6 in.</th>
<th>7 in.</th>
<th>8 in.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1.00</td>
<td>$1.50</td>
<td>$2.00</td>
<td>$2.50</td>
<td>$3.00</td>
<td>$3.50</td>
<td>$4.00</td>
<td>$4.50</td>
</tr>
</tbody>
</table>

Satin Wood.

<table>
<thead>
<tr>
<th>Size (in.)</th>
<th>10x10</th>
<th>14x14</th>
<th>18x14</th>
<th>22x14</th>
<th>26x14</th>
<th>30x14</th>
<th>34x14</th>
<th>38x14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price ($/ft.)</td>
<td>1.00</td>
<td>1.50</td>
<td>2.00</td>
<td>2.50</td>
<td>3.00</td>
<td>3.50</td>
<td>4.00</td>
<td>4.50</td>
</tr>
</tbody>
</table>


gunpowder.

<table>
<thead>
<tr>
<th>Type</th>
<th>Price ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nitro-Glycerin, per lb.</td>
<td>$25.00</td>
</tr>
</tbody>
</table>

HAI R.

<table>
<thead>
<tr>
<th>Type</th>
<th>Price ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

LUMBER.

<table>
<thead>
<tr>
<th>Type</th>
<th>Price ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pine, Clear, Extra, 1,000 ft.</td>
<td>$0.25</td>
</tr>
<tr>
<td>Pine, Select, 1,000 ft.</td>
<td>$0.50</td>
</tr>
<tr>
<td>Pine, Spruce, 1,000 ft.</td>
<td>$0.75</td>
</tr>
<tr>
<td>Pine, Tallow, 1,000 ft.</td>
<td>$1.00</td>
</tr>
<tr>
<td>Pine, Tallow, 1,000 ft.</td>
<td>$1.25</td>
</tr>
<tr>
<td>Pine, Tallow, 1,000 ft.</td>
<td>$1.50</td>
</tr>
<tr>
<td>Pine, Tallow, 1,000 ft.</td>
<td>$1.75</td>
</tr>
<tr>
<td>Pine, Tallow, 1,000 ft.</td>
<td>$2.00</td>
</tr>
<tr>
<td>Spruce, 1,000 ft.</td>
<td>$0.25</td>
</tr>
<tr>
<td>Spruce, 1,000 ft.</td>
<td>$0.50</td>
</tr>
<tr>
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<td>$1.50</td>
</tr>
<tr>
<td>Spruce, 1,000 ft.</td>
<td>$1.75</td>
</tr>
<tr>
<td>Spruce, 1,000 ft.</td>
<td>$2.00</td>
</tr>
</tbody>
</table>

Sheet, $ per $100 lb. |

<table>
<thead>
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<th>Type</th>
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The Tribune is guilty of very great nonsense in denouncing landlords as greedy and covetous, because they get as high a price for their property as the house market will give them. No one thinks of blaming a broker for selling his stocks at the market price, or the merchant his goods; but when a house owner takes the same advantage of the market he is called a moral monster. This kind of prejudice is natural enough among ignorant people, but surely it is unworthy a great metropolitan journal to countenance and adopt it.

The law of supply and demand regulates the rates of house rents. If there are too many tenants, the competition among landlords brings down their value; if too few, then landlords reap a harvest by the competition among the tenants. Let us have no more appeals to prejudice on what is a pure matter of business.

DOMESTIC ITEMS.

The Chicago Tribune of a recent date says of house and home rents in Chicago:

There has been a marked decline in almost all classes of house rents in Chicago during the past two months, but particularly in the costly dwellings, which have heretofore rented readily at from $1,200 to $1,500 per year, and a great many of the better tenements in the city. Tenants have taken to building or buying for themselves, and have turned the tables on the landlords and increased a dozen applications bidding up on each other, to see who shall pour the most outrageous profit into the landlord's pocket, houses, even in some of the best localities, go "a begging" at rents twenty per cent. below the prices asked two months ago. On cheap houses, which usually rent for $500 or $600 per year, the decline is not so great, but the best informed agents place the average reduction on all classes of house rents at ten to fifteen per cent. since the 1st of April, and estimate the number of dwellings now standing vacant in this city at from 700 to 800, and some set the number as high as 1,000.

The most of these unoccupied houses are new, and a large proportion were built for sale, and have never been offered for rent; so that they should not be taken into the account as part of the house accommodation offered to tenants; but each one that is sold makes one less applicant for rent, and so helps to depress rates. It seems just now as though both tenants and landlords realize the business, and tenants were about to experience one of those millennial periods of moderate rents, which come so rarely in this city. At one time last fall, however, there was even a larger supply of unoccupied houses, and notwithstanding that building has continued at about the same rate as before, there are no more surplus houses now than then, and in the intermediate time, houses have been rather scarce, having been taken up by the increase of population and business. House rents are very firm, and in almost any good business quarter of this city tenant occupations could re-let their stores —of every kind, style, and size, and adapted to all ordinary uses, offering security against picking, equal to the most expensive bank locks, and combining, in a degree never before approached, security, strength, compactness, simplicity, cheapness, and durability.

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GOODS carefully packed and shipped to all parts of the country.

REAL ESTATE.

For sale on Fifth Avenue, near 14th street, house and lot in lot, about 20,000.

For Sale, on 5th avenue, below 34th street, house and lot, with extra lot and stable.

For Sale, on 5th avenue, a large lot and stable 60,000.

For Sale, several first-class residences on 5th avenue.

For Sale, on 5th avenue, below 14th street, about 30 feet front, 10 years, for business purposes.

For Sale, a first-class business corner on 5th avenue, north of 5th Avenue Hotel, about 85x100.

Apply to Mr. Morgan, No. 2 Pine street.
In the following branches of our business:

- Titles carefully examined, and Real estate business in general attended to.
- Loans negotiated, and Mortgages bought.

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**REAL ESTATE NEWS AGENCY.**

C. W. SWEET & CO., proprietors of the REAL ESTATE RECORD, have opened, in connection with their paper, an agency, through which they propose to furnish extremely valuable information for the benefit of Real Estate dealers, owners, and operators. Persons about investing in Real Estate, usually wish to be informed on these points:

1. Who the actual owner of any piece of property may be, and whether any incumbrance is existing against it.
2. What the actual value of said property was at the last sale.
3. What price the property adjacent and within same block has sold for within the past few years.
4. An intelligent, unbiased estimate of the value of the property at the present time; the future prospects of the same; whether there are likely to be any improvements, and of what kind, in the street where property is located; and such other information as will be likely to affect the value of said property.

Real Estate dealers, will at once see the immense value of the class of information we propose to furnish, particularly to those who now buy in the dark without any reliable data to guide them, but who, by means of our agency, will have every light which official records, transcripts of sales, etc., can furnish. We have peculiar facilities for furnishing this class of information, having in our possession maps, books, etc., gotten up exquisitely by us, which contain every piece of property in New York and Kings counties, with the names of owners, and other information accessible to no other firm or persons in the U. S.

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THE MOST EXTENSIVE AND IMPORTANT SALE \nOF THE SEASON.

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LINDSAY BOULEVARD—North and south sides, east of and near Flatbush avenue—200 lots.

LINDSAY AVENUE.—N., e., 140 lots.

The above property is known as Prospect Park. The property will be sold in plots of from 5 to 50 city acres, on easy terms, and this sale will afford a rare opportunity to all who wish to secure really desirable building sites.

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