

The same authority, commenting upon the above tabular review, states that "No reference has been had to Broadway property. It is rarely offered for sale, and but few transfers have been made during the last year, most of these including improvements, rendering it difficult in many cases to arrive at an accurate valuation of the land. We consider \$175 to \$200 per front foot a fair quotation for property on the west side of Broadway, between Fourteenth street and the railroad. Upon the east side, within same limits, \$150; below the railroad, \$100 to \$150 per front foot. Sales can be readily effected at these figures.

"From reference to the above review, several things are apparent. *First*, an advance in the value of property in Oakland and vicinity of nearly 200 per cent. in two years. *Second*, the improvements already made, as well as the regularity of this advance, are evidence of its legitimacy. Sales made within the last month, and those being daily consummated, with the assurance we now have of other and extensive improvements to be made in the spring, warrant a reasonable expectation of further advance."

The growth of Oakland and Alameda and the adjacent country, in population and wealth, may be learned from the following tables, showing the receipts of the two Railroad Companies since January, 1866: