

REAL ESTATE

CLAIM 21 PER CENT DROP IN BUILDING

F. W. Dodge Company Shows Decline in Month of July in Various Sections of Country.

Building operations during the month of July showed a decline of 21 per cent from the previous month, according to statistics compiled by the F. W. Dodge company, and explained as follows in a recent issue of the Chicago Evening Post: Contracts awarded during July in the territory east of the Missouri and north of the Ohio rivers amounted to \$204,398,000.

Building conditions in 1920 have been without a precedent in the past. In 1919, July was the month that showed the largest amount of work started, whereas this year the July figure is lower than that for any previous month. The fact is that in previous months of this year contracts were awarded in such great volume as to severely strain the country's capacity for production of the finished buildings, especially in view of the difficulties of transportation of materials. The present slump affords the construction industry a chance to catch up on existing contracts.

Demand Piles Up

In the meantime the demand for construction continues to pile up. Contemplated projects reported by the F. W. Dodge company from January 1 to August 1 have amounted to \$3,300,000,000, which is very nearly double the volume of work started, which has amounted to \$1,746,000,000. Work started in the first seven months of 1919 amounted to \$1,301,000,000.

The accumulated demand must operate in favor of increased amounts of work started just as rapidly as the retarding conditions show signs of improvement.

July building contracts in the New England states amounted to \$20,667,000, which was about the same as the average monthly figure for the first half of the year.

In detail the July building figures show the following items. Industrial buildings amounted to \$7,135,000, or 24 per cent of the total; residential buildings amounting to \$6,546,000, or 22 per cent of the total, and business buildings amounting to \$4,800,000, or 16 per cent of the total.

Much Work Contemplated

Contemplated work amounting to \$42,031,000 was reported in July,

bringing the total of contemplated work reported from January 1 to August 1 up to \$383,000,000, as compared with contracts amounting to \$208,000,000 awarded during the same seven months. The contemplated work reported in that period included: \$94,234,000 for industrial buildings; \$79,900,000 for residential buildings; and \$65,186,000 for business buildings.

In New York state and northern New Jersey building contracts for July amounted to \$36,430,000, a very marked decline from the figure for June.

The July total included: \$8,675,000, or 24 per cent for business buildings; \$8,320,000, or 23 per cent for residential buildings; \$6,450,000, or 18 per cent for industrial buildings; and \$6,338,000, or 17 per cent for public works and utilities.

Contemplated work amounting to \$56,100,000 was reported to July. From January 1 to August 1 the amount of contemplated work reported in this district was \$655,000,000, as compared with actual contracts awarded in the same period amounting to \$102,000,000. Contemplated work reported during the first seven months of the year included: \$177,735,000 for residential buildings; \$147,454,000 for business buildings; \$131,180,000 for public works and utilities; and \$98,526,000 for industrial buildings.

HILL AND STONE, REALTORS, ANNOUNCE BIG TRANSACTIONS

Sales of Several Winnetka, Hubbard Woods and Glencoe Homes Reach \$119,000

Hill and Stone, real estate brokers of the north shore whose Winnetka offices are at 524 Linden street, announce the following recent sales in Winnetka, Hubbard Woods and Glencoe totaling more than \$119,000.

The Leonard Roach, 9 room modern home at 471 Hill road, Winnetka, to

William Ogden Coleman of Chicago, \$17,000.

The residence of Mrs. Percy J. Hubbard Woods, now occupied by Linderman at 1161 Oakley avenue, Wiley J. Huddle, to Rudolph H. Soukup of Austin, \$18,000.

The attractive colonial home at 705 Oak street, built by William Aitken, to E. M. Maddox, \$18,000.

New stucco colonial home, built by Thomas I. Simpson, at 243 Walden drive, Glencoe, to Nathan Schatz, for \$17,500.

The residence of Mrs. Mary A. Hartnett, 794 Rosewood avenue, Hubbard Woods, to Wiley J. Huddle, \$18,600.

Brick and stucco residence built by

R. M. JOHNSTON & COMPANY OFFER

In North Evanston 5-room stucco Bungalow, built 3 years. Tile bath, glassed sun parlor, good lot, well wooded. Price \$9,300.00

In Winnetka, a beautiful modern white colonial, two blocks from the lake. Glassed sun and sleeping porches, garage, beautifully landscaped grounds. Owner is leaving wants offer.

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Ideal 8-room stucco, near lake and all transportations. Water heat, 3 glass. porches, deep wooded lot. . \$18,000

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415 Linden Ave., Wilmette

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James Crabb of Wilmette at 615 Lincoln avenue, opposite Community House, to Joseph J. Shaw for \$14,500. New stucco home just completed at 1149 Asbury avenue, Hubbard Woods, from Joseph A. Andreucett, to John D. Laskey of Chicago, for \$15,500.

joining 705 Carleton Prouty Annex to E. M. Maddox; Asbury avenue, Woods, O. B. Tennis to B. P. Kiefer, near Randolph street, Hubbard also M. N. Jackman to B. P. Kiefer.

ON VACATION

Vacant sales were as follows: Winnetka, Willow street near Poplar street, B. A. Crowe to Joseph Pikarske, Jr.; Oak street, Winnetka, ad-

Miss Elizabeth Larson, stenographer at the M. E. Barker and company real estate offices, is enjoying a vacation in Michigan.

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- 9-room Stucco, 3 baths, 2-car garage 30,000.00
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