

REAL ESTATE

By P. D. CARMAN
Addison Hill



As will be seen from the following totals, 1936 sales exceeded those of any year since 1919. A very marked improvement over 1935 or any very recent year will be also noted. While prices in general are still considerably below those obtained prior to the Depression, there has been noticeable improvement during the past year. An acute housing shortage is very evident particularly in the better type of properties and construction of new buildings has recently been greatly accelerated. 1935 strong-material construction valued at P2,648,900, January to November inclusive, was practically doubled in the same period of 1936 with a total of P5,223,840. It is improbable, however, that new construction will, in the near future, catch up with the demand created by Manila's growth in population, increasing prosperity and construction greatly retarded during the last seven years. 1937 gives decided promise of continued improvement in real estate activity both as to volume and price.

1932.....	9,857,937
1933.....	11,755,282
1934.....	12,466,897
1935.....	15,403,079
1936.....	18,557,530

Pandacan.....	39,721	462,664
Sta. Mesa.....	54,157	162,332
San Felipe Neri.....	500	630
San Juan del Monte.....	—	2,500
P15,403,079		P18,557,530

Total for

	1935	1936
Sta. Cruz.....	P 3,069,158	P 2,752,261
Sampaloc.....	1,640,718	2,734,179
Tondo.....	1,535,826	1,769,232
Binondo.....	921,083	3,906,110
San Nicolas.....	1,966,612	627,488
Ermita.....	611,800	1,285,873
Malate.....	1,460,963	1,886,588
Paco.....	444,281	732,007
Sta. Ana.....	321,430	477,992
Quiapo.....	2,813,733	664,532
San Miguel.....	123,089	666,944
Intramuros.....	400,008	420,198

Men Downtown

Walter A. Beam, well-known in the Philippines as one of the early organizers of Benguet Consolidated, was visiting in Manila for the stay of the Clipper. Greeted heartily by his many friends, he left again via the skyway.

Arriving to join the technical staff of Union Management, Earl Williamson finds many similarities in Island life to South America, especially

That home and garden which
you always dreamed of—
SAN JUAN HEIGHTS
is the best place for it.



	Sales City of Manila	
	November 1936	December 1936
Sta. Cruz.....	P 174,394	P 130,320
Sampaloc.....	27,306	21,237
Tondo.....	407,947	119,302
Binondo.....	12,500	380,500
San Nicolas.....	2,000	49,000
Ermita.....	106,500	567,446
Malate.....	452,000	309,676
Paco.....	100,462	19,000
Sta. Ana.....	20,414	17,638
Quiapo.....	17,500	2,446
San Miguel.....	11,586	118,831
Intramuros.....	12,000	—
Pandacan.....	—	8,740
Sta. Mesa.....	14,946	—
P1,359,555		P1,748,936

(NOTE:—Direct transfers in payment of debts are included. Such transactions have been steadily diminishing. Centavos in all cases are disregarded, if under P.50 but, if over, are counted as one peso. Totals are thus affected very little. Occasional transactions whose values are registered at one peso reduce totals as they obviously do not represent actual values.)

1920.....	P17,677,811
1921.....	8,227,859
1922.....	10,082,089
1923.....	10,277,448
1924.....	13,038,861
1925.....	15,404,742
1926.....	12,710,666
1927.....	11,995,124
1928.....	16,884,814
1929.....	18,110,918
1930.....	16,922,288
1931.....	18,523,382

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