have been greater in some districts than in others. These records indicate that greatest activity has taken place in and around San Leandro, which showed a gain of 39.3% over 1935. Other outstanding gains over the same period were:

- Alameda ................... 38.3%
- Hillside District, which lies north of Hopkins Street and Foothill Boulevard ..... 37.6%
- North Berkeley (containing Areas A-1-2-3, B-1, B-4, B-6) and the City of Albany ..... 36.2%

As has been stated, real estate sales since January 1st, 1937 have been approximately the same as the 1929 volume. However, it is estimated that the peak of activity was reached in 1926, when deed recordations exceeded those for the period mentioned by 25% to 30%, but as the statistics of the Real Estate Board do not go back further than 1930, no definite comparisons are possible.

2. Type of Property.

Increased activity during the past eighteen months has affected all types of real estate, but the greatest activity has been in residential properties, both improved and unimproved. A goodly proportion of the transfers covered vacant lots, purchased for homesites, and while speculative builders accounted for a part of these transfers, a very large percentage has been sales to individuals who contemplate immediate use.

Improved residential property, while second in point of number of transfers, has been first in dollar volume, and while activity of this type has extended from the mansion to the three and four-room cottage, by far the largest amount has been in what might be termed the "three-bedroom residence."

It is estimated that improved and unimproved residential real estate have accounted for 80% or 90% of the total sales during the period mentioned.


The areas showing the greatest activity at the present time are as follows:

| A-1 | A-7 | B-2 | B-30 | C-16 | C-25 | D-18 |
| A-5 | A-8 | B-5 | B-51 | C-17 | C-30 |
| A-5 | A-11 | B-12 | B-36 | C-18 |
| B-22 | B-42 |
| B-25 | B-35 |

Those areas showing the least degree of activity are:

| B-16 | B-35 | C-6 | C-54 | D-1 | D-10 |
| B-24 | B-43 | C-14 | C-36 | D-5 | D-11 |
| C-24 | C-41 | D-6 | D-15 |
| D-9 | D-19 |