






# Fernwood


Fernwood is mostly residential with a retail centre known as Fernwood Square in the heart of the community. The square consists of the historic Belfry Theatre, the Fernwood Inn, Stage Wine Bar, Little June Café and a few boutique grocery and other shops. Fernwood is a leading option for young families looking to be close to downtown but cannot afford Fairfield or Oak Bay prices. Fernwood has a number of community gardens and heritage homes that bring character to the neighbourhood. The annual Fernfest in June attracts visitors from all over to experience the arts and culture the community is known for.


 **Population**  
10,600 People

 **Neighbourhood Feel**  
Trendy, Artistic, and Cozy

 **Sunny Day Activity**  
Grab a coffee at Little June and explore the community gardens. Order a pizza from Fernwood Pizza to enjoy in the Community Centre park with friends.

 **Rainy Day Activities**  
Take a yoga class at the Fernwood Yoga Den, or bring a board game to the Fernwood Inn and get cozy with a warm drink and some friends.

 **Our Favourite Restaurants**  
Fine Dining: Stage Wine Bar  
Pub: Fernwood Inn  
Mexican: Mesa Familiar

 **Schools**  
George Jay Elementary, Central Middle School, Victoria High School



# Annual Overview

Below, we are looking at the six key metrics within the year of 2020. These metrics include the total number of new properties listed and sold, average asking price and sale price and the average asking to selling ratio of all sold properties.

99

**Total Listings**

The total number of new properties that were listed

\$720k

**Average Listing Price**

The average asking price of properties that were listed

\$71.3M

**Total Inventory Cost**

The total volume of inventory that was listed on the market

67

**Total Sales**

The total volume of properties that were sold

\$724k

**Sales Average Price**

The average selling price of properties that were sold

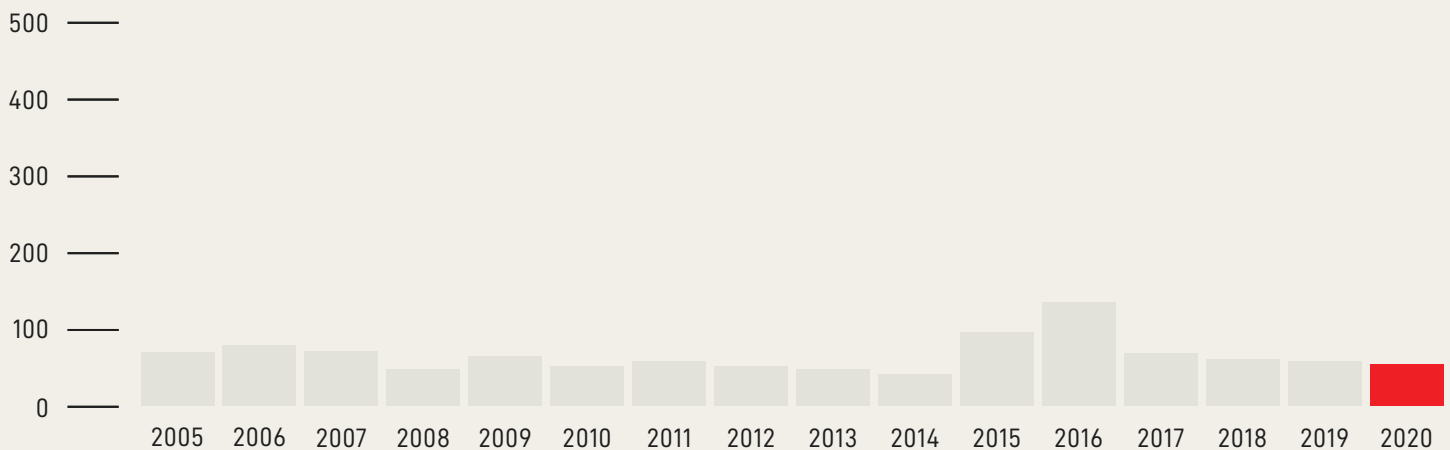
0.983

**Average LSR**

The average list to sell ratio of all sold properties

## Total Sales

In the year of 2020, the total number of sales in Fernwood was **67**



# Annual Comparison

## Average Days on Market

In the year of 2019, the average days on market was 36. In the year of 2020, the average days on market was 34. When compared to the year of 2019, the average days on market has decreased by 5.56%.

## Total Sales Volume

In the year of 2019, the total volume of sales was \$47M. In the year of 2020, the total volume of sales was \$48.5M. When compared to the year of 2019, the total volume of sales has increased by 3.26%.

## Total Listings

The total number of new listings has decreased by 16.81%.



## Average List Price

The average list price has decreased by 1.51%.



## Total Inventory Cost

The total cost of inventory has decreased by 18.06%.



## Total Sales

The total number of sales has decreased by 8.22%.



## Sales Average Price

The average sale price has increased by 12.51%.



## Average LSR

The average asking to selling ratio has increased by 0.73%.





HOSSACK + GRAY  
REAL ESTATE

**Katherine Gray**

katherine.gray@theagencyre.com  
250 516 4563

**Patrick Hossack**

patrick.hossack@gmail.com  
778 535 7972

hossackgrayrealestate.com