





# James Bay


Bordering Victoria's Inner Harbour, James Bay is within walking distance to everything Downtown. James Bay is surrounded by ocean and parks with the Victoria Harbour to the north and west, the Strait of Juan de Fuca to the south, and the historic 200 acre Beacon Hill Park to the east.


Fisherman's Wharf and the famous Finest At Sea fish market are bustling with visitors most days of the week. There are numerous hotel and bed and breakfast establishments along the water and a handful of tourist restaurants. It is also the only neighbourhood in Victoria where you will see a horse and carriage regularly pass your front door.


 **Population**  
11,240 People

 **Neighbourhood Feel**  
Touristy, Upbeat, and Full of Excitement

 **Sunny Day Activity**  
Friday evenings in the summer head down to the Break Water Barge for some live music and drinks with friends. If you are playing with kids, explore Beacon Hill park and make a stop at the petting zoo to play with the baby goats.

 **Rainy Day Activities**  
Put on your rain coat and walk down to the end of the breakwater to watch the waves coming in.

 **Our Favourite Restaurants**  
Vegan: Nourish  
Bistro: The Break Water Café  
Brunch: Floyd's Diner

 **Schools**  
South Park Elementary  
James Bay Community 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.

384

**Total Listings**

The total number of new properties that were listed

\$923k

**Average Listing Price**

The average asking price of properties that were listed

\$354M

**Total Inventory Cost**

The total volume of inventory that was listed on the market

179

**Total Sales**

The total volume of properties that were sold

\$758k

**Sales Average Price**

The average selling price of properties that were sold

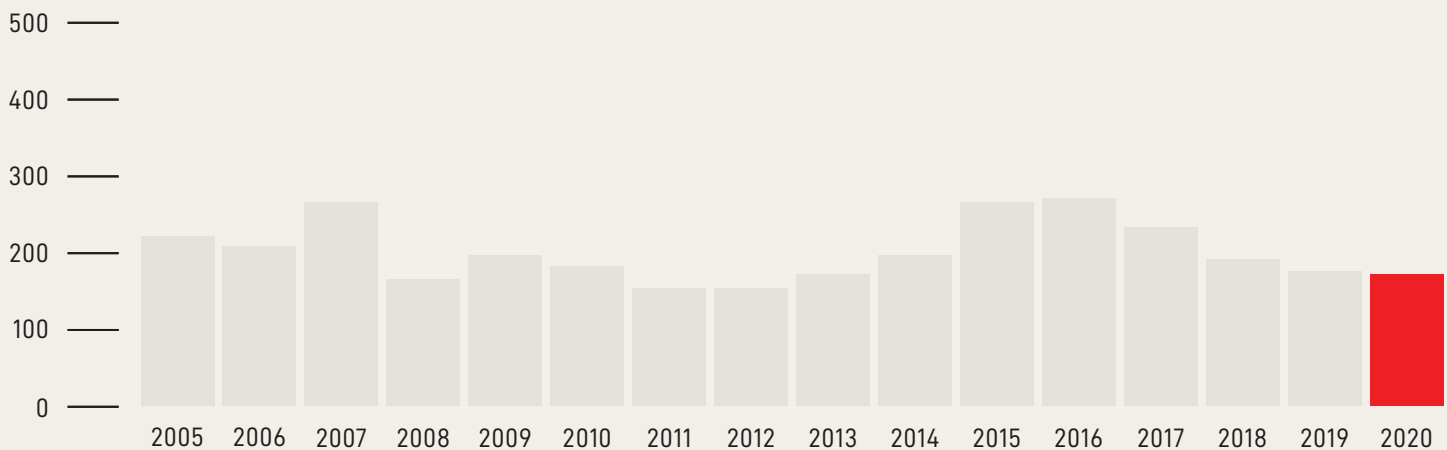
0.972

**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 James Bay was **179**



# Annual Comparison

## Average Days on Market

In the year of 2019, the average days on market was 40. In the year of 2020, the average days on market was 51. When compared to the year of 2019, the average days on market has increased by 27.50%.

## Total Sales Volume

In the year of 2019, the total volume of sales was \$130M. In the year of 2020, the total volume of sales was \$136M. When compared to the year of 2019, the total volume of sales has increased by 4.02%.

## Total Listings

The total number of new listings has increased by 2.95%.



## Average List Price

The average list price has decreased by 1.42%.



## Total Inventory Cost

The total cost of inventory has increased by 1.49%.



## Total Sales

The total number of sales has decreased by 1.10%.



## Sales Average Price

The average sale price has increased by 5.18%.



## Average LSR

The average asking to selling ratio has increased by 0.09%.





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