






Oak Bay


Affluent Oak Bay is popular for its tree-lined namesake avenue, filled with smart boutiques, art galleries, gourmet delis, and lively cafes. Casual spots serving brunch and fish and chips buzz with locals in nearby Estevan Village. A short stroll away, Willows Beach has calm waters for kayaking and paddle boarding, while yachts pack Oak Bay Marina. A coastal drive passes the Victoria Golf Club and wealthiest neighbourhood of Uplands.


 **Population**
18,094

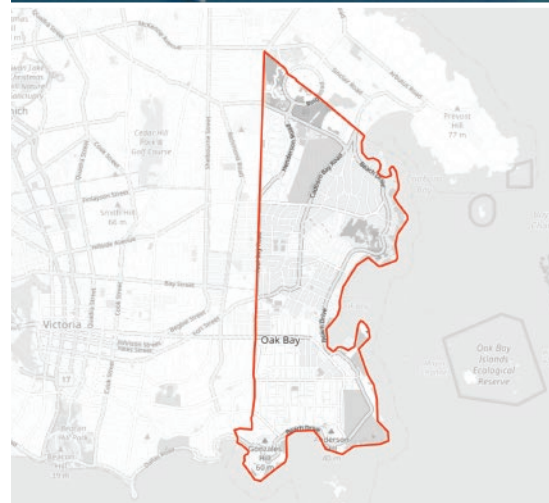
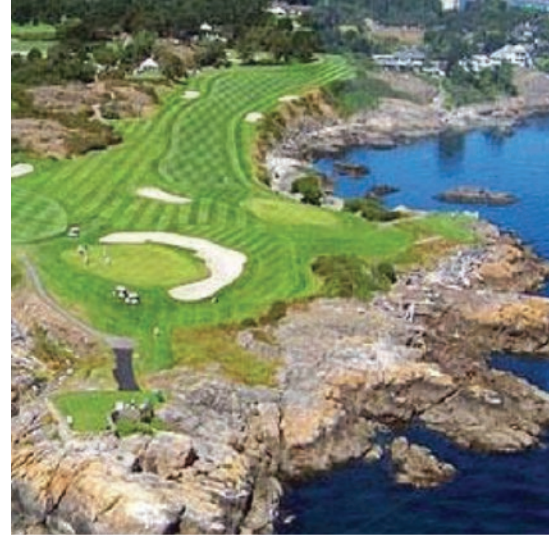
 **Neighbourhood Feel**
A tight knit community that pride themselves on keeping a clean and safe neighbourhood for all residents, whether you are a young family or a couple looking to find the perfect place to retire, this neighbourhood has it all.

 **Sunny Day Activity**
Taking the paddle board out to Willows Beach, or even just a beach towel and taking advantage of the beautiful views and lukewarm water. Add in a picnic blanket and some fish and chips to go and you have the perfect afternoon.

 **Rainy Day Activities**
4 Cats Art Studio in the village is perfect for a day of arts. Head over to the Oak Bay Beach hotel for some cocktails by the fire. If you are ok with getting a little wet, get a day pass at the heated mineral pools and spend the afternoon soaking in some quiet relaxation.

 **Our Favourite Restaurants**
Fine Dining: Vis a Vis Brunch: The Village
Pub: The Penny Farthing Quick and Delicious: Willows Galley

 **Schools**
Willows Elementary, Oak Bay High School, Glenlyon Norfolk (private) St. Michaels University School (private)



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.

636

Total Listings

The total number of new properties that were listed

\$1.75M

Average Listing Price

The average asking price of properties that were listed

\$1.12B

Total Inventory Cost

The total volume of inventory that was listed on the market

355

Total Sales

The total volume of properties that were sold

\$1.51M

Sales Average Price

The average selling price of properties that were sold

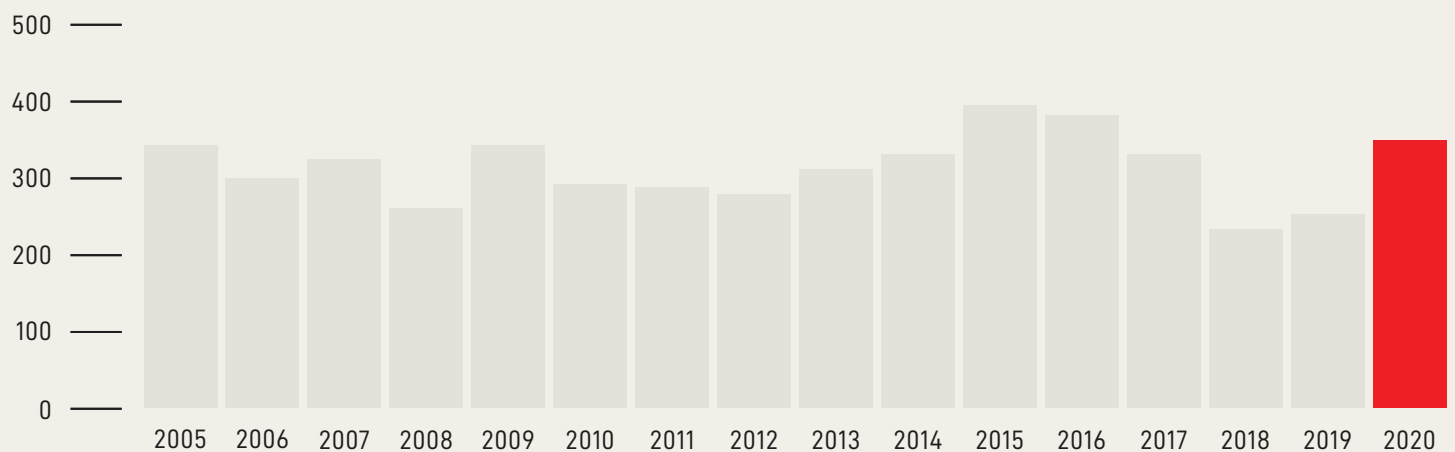
0.979

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 Oak Bay was **355**



Annual Comparison

Average Days on Market

In the year of 2019, the average days on market was 45. In the year of 2020, the average days on market was 40. When compared to the year of 2019, the average days on market has decreased by 11.11%.

Total Sales Volume

In the year of 2019, the total volume of sales was \$337M. In the year of 2020, the total volume of sales was \$536M. When compared to the year of 2019, the total volume of sales has increased by 58.90%.

Total Listings

The total number of new listings has increased by 15.43%.



Average List Price

The average list price has decreased by 1.19%.



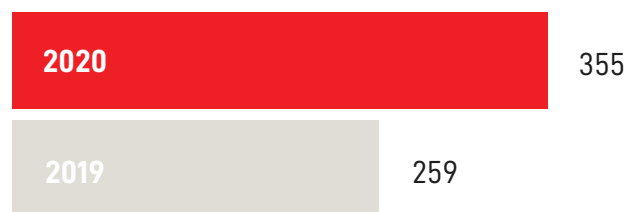
Total Inventory Cost

The total cost of inventory has increased by 14.05%.



Total Sales

The total number of sales has increased by 37.07%.



Sales Average Price

The average sale price has increased by 15.93%.



Average LSR

The average asking to selling ratio has increased by 1.00%.





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