





HOSSACK + GRAY
REAL ESTATE


Sooke


Sooke has a true small island community feel to it. Sooke is approximately a 45 minute drive west of downtown Victoria. The area is mostly single family homes, however there are some stunning oceanside condo projects such as Sooke Point and townhome projects such as Heron View. The whole community is focused around ocean living with spectacular views and sparsely populated beaches. Sooke has everything the average household needs access to, including some great restaurants, grocery stores, gyms and breweries. The region offers the small rural town feel with access to a full city in under an hour.


 **Population**
13,000

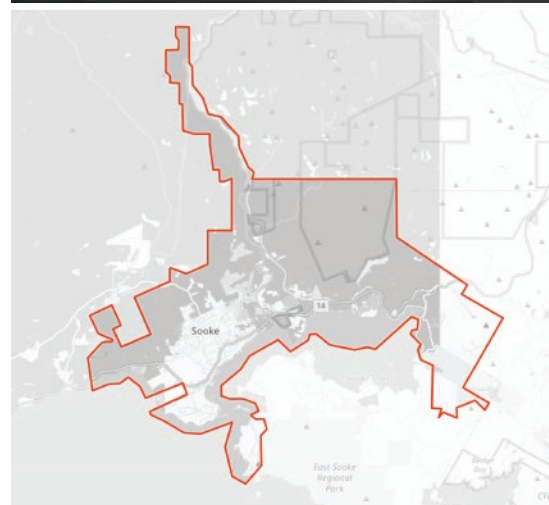
 **Neighbourhood Feel**
Coastal, Community Driven, and Remote

 **Sunny Day Activity**
Check out Sooke Potholes for a swim in crystal clear waters. Hire a fishing charter for some of the best salmon and halibut fishing in the region. Go for a surf at Sombrio Beach.

 **Rainy Day Activities**
Spend the day between Sooke Region Museum, Sheringham Distillery and Sooke Oceanside Brewery.

 **Our Favourite Restaurants**
Fine Dining: Wild Mountain
Café: Stick in the Mud Coffee House

 **Schools**
Sooke Elementary, Poirier Elementary, Saseenos Elementary, Edward Milne Community School, Journey Middle 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.

785

Total Listings

The total number of new properties that were listed

\$670k

Average Listing Price

The average asking price of properties that were listed

\$526M

Total Inventory Cost

The total volume of inventory that was listed on the market

596

Total Sales

The total volume of properties that were sold

\$597k

Sales Average Price

The average selling price of properties that were sold

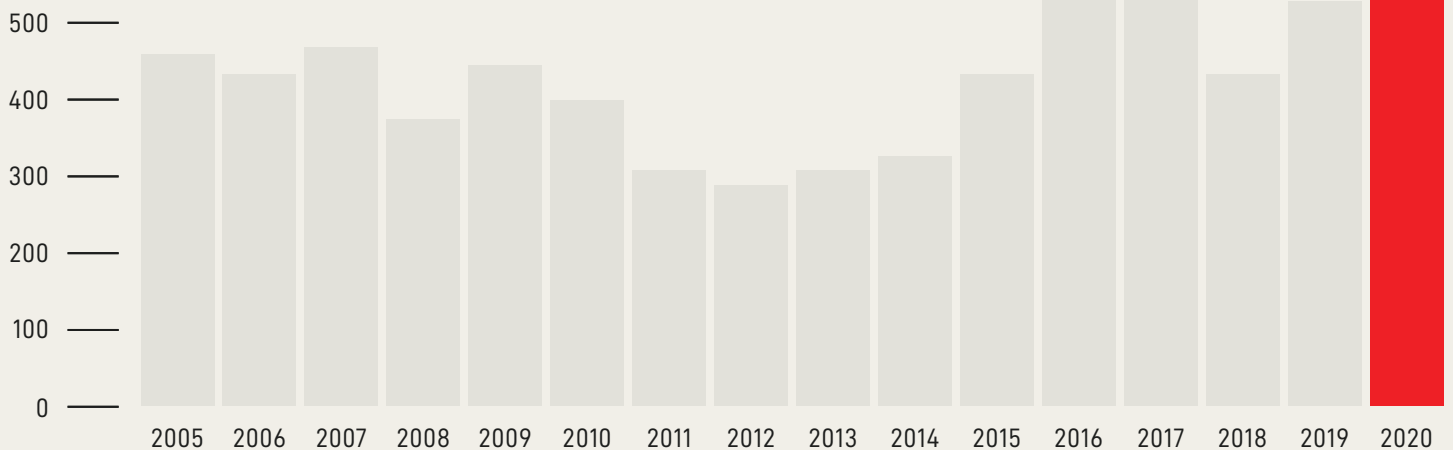
0.990

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 Sooke was **596**



Annual Comparison

Average Days on Market

In the year of 2019, the average days on market was 74. In the year of 2020, the average days on market was 66. When compared to the year of 2019, the average days on market has decreased by 10.81%.

Total Sales Volume

In the year of 2019, the total volume of sales was \$292M. In the year of 2020, the total volume of sales was \$356M. When compared to the year of 2019, the total volume of sales has increased by 21.98%.

Total Listings

The total number of new listings has decreased by 13.45%.



Average List Price

The average list price has increased by 11.72%.



Total Inventory Cost

The total cost of inventory has decreased by 3.31%.



Total Sales

The total number of sales has increased by 4.93%.



Sales Average Price

The average sale price has increased by 16.25%.



Average LSR

The average asking to selling ratio has increased by 1.25%.





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