





Victoria West


The Victoria "Vic" West neighbourhood is located in the west portion of the city, surrounded by water on three sides. The peninsula has easy accessibility to Downtown Victoria via the Johnson Street and Bay Street bridges. Waterfront access is supported by long biking and walking trails that weave along the coast. The Galloping Goose Trail, much loved by cyclists and walkers, passes through Vic West and the E and N trail pushes up through Esquimalt and into View Royal. The area has a handful of luxury condos (Bayview) and fantastic townhomes. Closer to the border with Esquimalt there are some great single family neighbourhoods. The upcoming Dockside development by Bosa will add 1,200 more residential units to the neighbourhood. The development will also contribute more fantastic coffee shops, boutique grocery stores and other retail to an already established area.


 **Population**
8,254

 **Neighbourhood Feel**
Admirable, Trendy, and The "it" Spot

 **Sunny Day Activity**
Walk or bike the waterfront trails, stop at Boom and Batton for a seafood lunch. Swim out to the floating dock in the Gorge.

 **Rainy Day Activities**
Pick up some gourmet ingredients at The Market Garden and cook a nice meal at home. Checkout the new Cidery opening at the Dockside development.

 **Our Favourite Restaurants**
Sushi: Victoria Sushi Café: Fantastico
Seafood: Boom and Batten

 **Schools**
Victoria West Elementary, Victoria Montessori 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.

307

Total Listings

The total number of new properties that were listed

\$780k

Average Listing Price

The average asking price of properties that were listed

\$239M

Total Inventory Cost

The total volume of inventory that was listed on the market

196

Total Sales

The total volume of properties that were sold

\$679k

Sales Average Price

The average selling price of properties that were sold

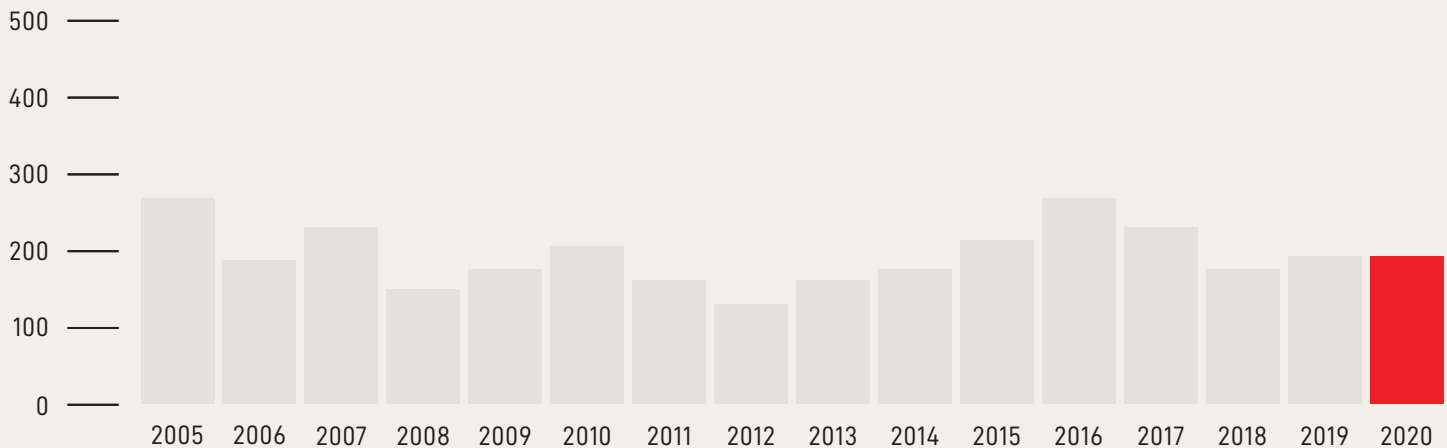
0.981

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 Victoria West was **196**



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 35. When compared to the year of 2019, the average days on market has decreased by 12.50%.

Total Sales Volume

In the year of 2019, the total volume of sales was \$132M. In the year of 2020, the total volume of sales was \$133M. When compared to the year of 2019, the total volume of sales has increased by 0.89%.

Total Listings

The total number of new listings has decreased by 6.69%.



Average List Price

The average list price has decreased by 0.99%.



Total Inventory Cost

The total cost of inventory has decreased by 7.61%.



Total Sales

The total number of sales has decreased by 1.51%.



Sales Average Price

The average sale price has increased by 2.43%.



Average LSR

The average asking to selling ratio has decreased by 0.19%.





HOSSACK + GRAY
REAL ESTATE

Katherine Gray

katherine.gray@theagencyre.com
250 516 4563

Patrick Hossack

patrick.hossack@gmail.com
778 535 7972

hossackgrayrealestate.com