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Dockside Realty is a real estate brokerage representing Pender Island, Saturna Island and Victoria BC. Our agents all live on the islands we serve.

We have many wonderful properties for sale!

View our website at
www.docksiderealty.ca

Happy May!

A total of 8 Sales were recorded for April 2016, down from the 20 Sales for the same month in 2015. We have had 35 Sales from Jan 1 – April 30 2016, one more than in 2015. We are down in our Listing Volume to 112 (Pender). Saturna still remains about the same at 42, and they have recorded 4 Sales to date.

When our Sales are ½ of our Listing Volume, we can say we are a **Balanced Market** – where buyers and sellers both benefit. Until this, we are still in a **Buyer's Market**. We are so very busy, that there is a good chance of this changing by the year end. When this happens and we have more buyers than sellers, we can hopefully see prices start to rise again. Our **Victoria Market** is definitely seeing this! Their Listing Volume is way down, and they have multitudes of buyers. Prices there rose almost 18% in the past year, and most offers there end up in "Multiples". Luckily for sellers there, as they are definitely in a **Seller's Market** with many properties obtaining up to as much as \$150,000 over List Price. We have seen many of the **Victoria sellers** looking over here lately, so the **Vancouver spin off** is coming here after all. Some buyers are coming to us from **Vancouver** too. We are very optimistic for a very good year here, and hope to exceed the 88 property sales that took place in 2015. Enjoy this wonderful weather!

[Click here to view complete VREB Stats](#)



PENDER

Listings: 112

Residences: 68

Waterfront: 27

Inland homes: 41

Bareland: 36

Waterfront: 12

Inland: 24

Strata – ¼ Shares: 9

SALES

2016 (Jan -Apr): 35

2015 (Jan - Apr): 34

April 2016: 8

April 2015: 20



SATURNA

Listings: 42

Residences: 21

Waterfront: 7

Inland homes: 14

Bareland: 19

Waterfront: 6

Inland: 13

Other: 2

SALES

2016 (Jan - Apr): 4

2015 (Jan - Apr): 1

April 2016: 1

April 2015: 0



SHERRIE BOYTE



SAM BOYTE



HOWARD SANDERS



SANDY MUNDY



TANJA LONERGAN



SUZI JACK
VICTORIA



MICHAEL VAUTOUR
SATURNA ISLAND

NEW LISTING

SUNNY ACREAGE!
MLS# 363554 \$99,000

NEW LISTING

CALLING CARPENTERS!
MLS# 362493 \$249,000

NEW LISTING

OCEANVIEW ACREAGE!
MLS# 362108 \$279,000

NEW LISTING

FOREST RETREAT!
MLS# 362762 \$280,000

NEW LISTING

IMMACULATE!
MLS# 363472 \$325,000

NEW LISTING

FINEST CHARACTER!
MLS# 362492 \$479,000

NEW PRICE

EASY BUILD LOT!
MLS# 352964 \$49,900

NEW PRICE

WF EAGLE SANCTUARY!
MLS# 358293 \$150,000

PROUDLY SOLD

PASTORALLY PERFECT!
MARCH 2016 \$89,400*

PROUDLY SOLD

OCEANVIEW LOT!
APRIL 2016 \$149,900*

PROUDLY SOLD

FANTASTIC FIXER-UP!
APRIL 2016 \$199,000*

PROUDLY SOLD

SPECTACULAR VIEWS!
APRIL 2016 \$529,000*

*INDICATES THE LAST MLS LIST PRICE

OFFICE: 250-629-3166 FAX: 250-629-3168 TOLL FREE: 1-866-629-3166
VIEW ALL OUR LISTINGS: www.PropertyonPender.com

Like us!



Fond regards from all of us at Dockside Realty.

Howard Sanders, Sam Boyte, Sandy Mundy, Tanja Lonergan,
Sherrie Boyte, Michael Vautour (Saturna Agent), Suzi Jack (Victoria Agent)
Mia Thorne, Renee Watson, Ginger Talbot, Rita Boyte, Rachel Lenkowski

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