

# Dockside Realty

Monthly Real Estate Update



We hope this newsletter finds you well despite the severe weather we've had. Many places on Pender and Saturna suffered flooding issues and our own office at the Driftwood Centre was one among many stores there that found their floors under water. With more severe weather forecasted we hope you are able to take the needed precautions to stay safe. If there is work that needs to be done on your property, on our website there is an extensive list of contractors and services provided on Pender Island for your convenience: <https://docksiderealty.ca/building-pender-island-0>

We wish you a warm and blissful holiday season this December.  
Kind regards,  
The Dockside Realty Team



**4809 Schooner Way**

\$495,000

Here is a rare opportunity to own a beautiful acreage estate property. Over eight acres of unspoiled forest with large stands of fir, cedar & maple trees. This property is in a great central location, within easy walking distance to the Medicine Beach Market place,

**CHECK ALL OUR LISTINGS:**

[www.docksiderealty.ca/listings](http://www.docksiderealty.ca/listings)



**3607 Masthead**

\$519,000

Sweet little cottage

**3728 Rum Rd.**



\$849,900

Impressive 3 level south facing custom home



**4713 Scarff Rd.**

\$1,300,000

7 acres of private park-like property



## No change on the horizon for the Victoria real estate market

A total of 653 properties sold in the Victoria Real Estate Board region this November, 17.9 per cent fewer than the 795 properties sold in November 2020 and 12.3 per cent fewer than the previous month of October. 236 condominiums sold, 5.2 per cent fewer than in the previous month of October. 276 single family homes sold, 18.6 per cent fewer than in the previous month of October.

"Strong demand for housing in our community continues to exceed the ultra-low number of listings of homes available for sale," said Victoria Real Estate Board President David Langlois. "This demand creates competition and pressure on pricing and we continue to see home values notch up. At this moment in time, there are fewer than 600 residential properties for sale in our market."

"Only with strong measures around supply will we see a lift in the pressures on our housing market," added President Langlois. "Governments continue to try to intervene by using demand side measures, such as the province announcing their plan to introduce a 'cooling off' period for resale homes. This concept was delivered without industry consultation or supporting data. Introducing measures that add uncertainty to the marketplace fails to address the issues of supply and attainability in our community - and threatens to make the supply situation worse. A cooling off period will not increase consumer protection - in fact many of the unintended consequences of such a policy could decrease protection for both buyers and sellers. The housing market is complex and policy must be evidence-based and designed for all types of markets - not to react to a moment in time. The government needs to sharpen their focus on the issue that has been documented for years - that a consistent delay in the delivery of homes to meet the needs of our growing population has created housing gridlock."

Source: [www.vreb.org](http://www.vreb.org)

### RECENTLY SOLD

Colin Denton



2259 Port Washington Rd

Sandy Mundy



4214 Armadale Rd

Sam Boyte



2325 MacKinnon Rd



## Pender Island Events

**Solstice Theatre** will perform their third pantomime 'Treasure Island' this month on **December 3rd, 4th, 5th, 9th, 10th and 11th**. Dockside Realty is proud sponsor of this show which is fun for the whole family. Tickets are available at Talisman Books, \$18 and kids under 12 are free but do need a ticket. All covid guidelines for events are in place for everyones safety, more info can be found on [www.facebook.com/pendersolsticetheatresociety](http://www.facebook.com/pendersolsticetheatresociety)



**December 4th** will also see the arrival of **Santa at Hope Bay**, organized by the Lions Club

For a full calendar check:  
<https://www.penderpost.org/calendar>

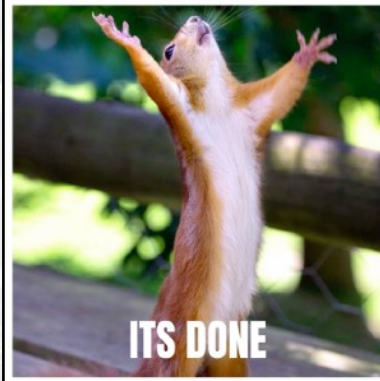
## Guess where...

What beach on Pender Island is this photo taken?  
Find the answer at the bottom of the last page.



When both the lovebirds agreed on the same home.

Real estate agent:

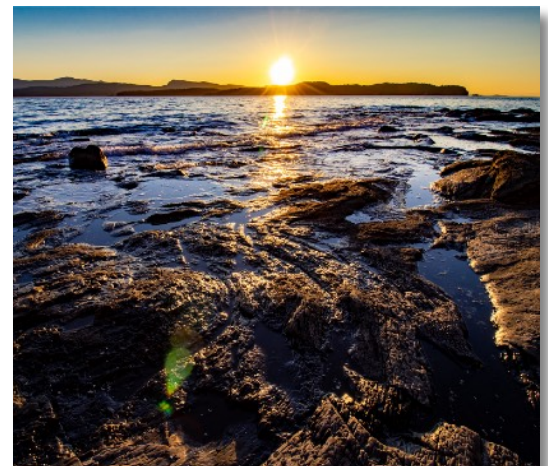


## 2021 already a record year for Canadian home sales

Statistics released by the Canadian Real Estate Association (CREA) show national home sales have already set a new annual record in 2021.

### HIGHLIGHTS

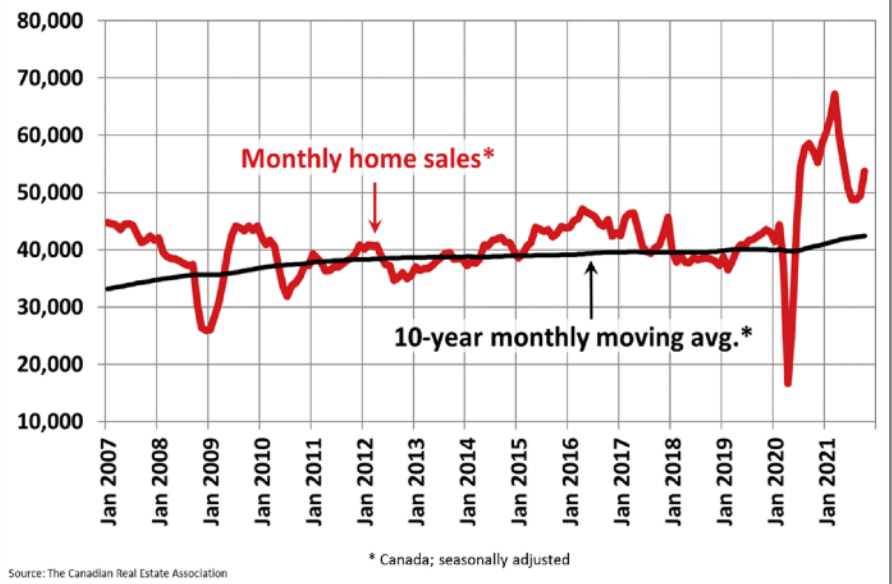
- National home sales rose 8.6% on a month-over-month basis in October.
- Actual (not seasonally adjusted) monthly activity was down 11.5% on a year-over-year basis.





- The number of newly listed properties climbed by 3.2% from September to October.
- The MLS® Home Price Index (MLS® HPI) rose 2.7% month-over-month and was up 23.4% year-over-year.
- The actual (not seasonally adjusted) national average sale price posted an 18.2% year-over-year gain in October.

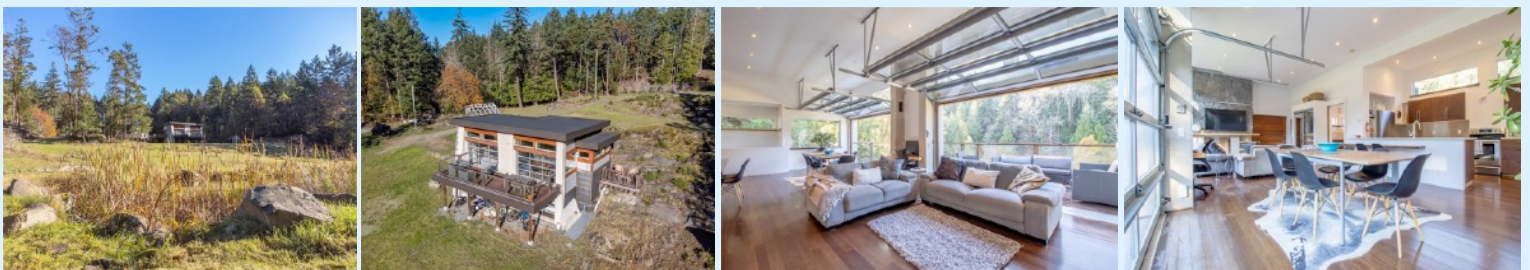
Home sales recorded over Canadian MLS® Systems were up 8.6% between September and October 2021, marking the largest month-over-month increase since July 2020. (Chart). Sales were up month over month in about three-quarters of all local markets, and in all major cities. The actual (not seasonally adjusted) number of transactions in October 2021 was down 11.5% on a year-over-year basis from the record for that month set last year. That said, it was still the second-highest ever October sales figure by a sizeable margin. On a year-to-date basis, some 581,275 residential properties traded hands via Canadian MLS® Systems from January to October 2021, surpassing the annual record of 552,423 sales for all of 2020.



Source: www.crea.ca

## 5582 Hooson Rd. - Sunny, Private, Pastoral Acreage

If you are looking to live off the land & enjoy all year sunshine in the Gulf Islands, this home & property won't leave you disappointed. Just look at the MLS photos taken in late November! Over 5 acres of gently rolling south & west facing landscape, overlooking your own private lake that comes fully stocked with trout. Featuring an established fig orchard, plus a giant 14'x24' greenhouse with raised beds. Westcoast Modern Contemporary Home, approx 1350 sq ft, 2BR, 1BA, designed with inside/outside living in mind. Giant glass doors swing open on both floors & the 1100 sq ft of decks allow you to become encompassed by the surrounding natural beauty. Flexible house plans were designed for an addition if desired. RV hookup in place with 40'pad & water. Zoning allows for an additional 600 sq ft self contained cottage, plus a barn & garage. Located in the sought after Hope Bay area on Pender Island. Sellers are Licensed Realtors. Follow your dreams! <https://docksiderealty.ca/property/890559>





Setting sun over Otter Bay Marina and Currents Resort



### **Dockside Realty Team**

We have served our communities for more than 20 years, and know it better than the back of our hands. More importantly, we have boundless enthusiasm for what we do and where we live!

