

# Dockside Realty

Monthly Real Estate Update



A blanket of snow and a few very cold days graced our islands between Christmas and New Year's and we hope you have been able to keep your house warm and your water running. A change of year often comes with reflection on the past year. We made a compilation video from aerial shots of a variety of properties we sold in 2021. You can enjoy [the video HERE](#), In the year to come we hope to once again assist many people in buying and selling property on the Southern Gulf Islands as well as the Saanich Peninsula and Victoria.

We wish you a happy new year with health and joy to you and those around you.

The Dockside Realty Team



**5582 Hooson Rd.**

**\$988,000**

Sunny, Private & Pastoral Acreage!

If you are looking to live off the land & enjoy all year sunshine in the Gulf Islands, this home and property will not leave you

disappointed. Just look at the MLS photos taken in late November! Over 5 acres with own private lake

**CHECK ALL OUR LISTINGS:**

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



**4809 Schooner Way**

**\$495,000**

**8 Acres of forest**

**2623 Lighthouse Lane**



**\$269,000**

**Sunny .37 acre building lot**



**7904 Plumper Way**

**\$299,000**

**Tremendous Home Opportunity**

## The 2021 Victoria real estate market year in review

A grand total of 10,052 properties sold over the course of 2021, 18.3 per cent more than the 8,497 that sold in 2020. 2021 sales came in close to 2016's record breaking sales year where 10,622 properties were sold.

"The theme of this year has been very consistent," says 2021 Victoria Real Estate Board President David Langlois. "Each month a high demand for homes paired with record low inventory has put strong pressure on pricing and attainability and has made the local and global housing market a top news item and political talking point. We see stories from many countries highlighting the increasing desirability of home ownership in the wake of the pandemic. We leave this year with the lowest number of properties for sale that we have had on record - but with such strong demand that most transactions see multiple offers."

"We have spoken throughout the year about the need for new housing supply at all levels to help moderate prices and improve attainability," adds President Langlois. "Some of our municipalities have begun to look at ways to make it easier for new homes to be brought to market and we applaud and encourage any movement in this area - it has been far too difficult and expensive to build homes in our region. The situation we are now in is because of the deficit of supply that has compounded over the past decades of hesitation around growth. However, governments at the federal and provincial level have instead chosen to focus elsewhere and invest their time re-inventing the process of how homes are sold in Canada by creating new rules which include the introduction of a 'cooling-off' period. These measures will do nothing to improve our market, nor will they increase consumer protection. The process of how a home is sold is not the issue - homes will sell for what consumers will pay for them - using any sales process. The issue is how homes are brought to the marketplace and our huge lack of supply. Governments should expend their resources to address supply issues that continue to drive up competition for homes and result in ever increasing prices."

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

### RECENTLY SOLD

Emil Chervatin



2635 Gunwhale Rd

Jaime MacLean



2606 Crowsnest Dr

Michael Vautour



625 Tumbo Channel Rd

## Pender Island Events

Of course due to Covid many events we normally see are not taking place. But Ptarmigan Arts is still organizing a select variety of activities. For their upcoming activities check [their website HERE](#).



The Epicentre also organizes a variety of after school activities for kids. For a full calendar of everything this month check: <https://www.penderpost.org/calendar>

## Guess where...

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



## Home Sales Lead to New Annual Record in BC

The British Columbia Real Estate Association (BCREA) reports that a total of 9,159 residential unit sales were recorded by the Multiple Listing Service® (MLS®) in November 2021, a decrease of 3.4 per cent from November 2020. The average MLS® residential price in BC was \$993,922, a 22.1 per cent increase from \$814,310 recorded in November 2020. Total sales dollar volume was \$9.1 billion, a 17.9 per cent increase from the same time last year. "Provincial MLS® home

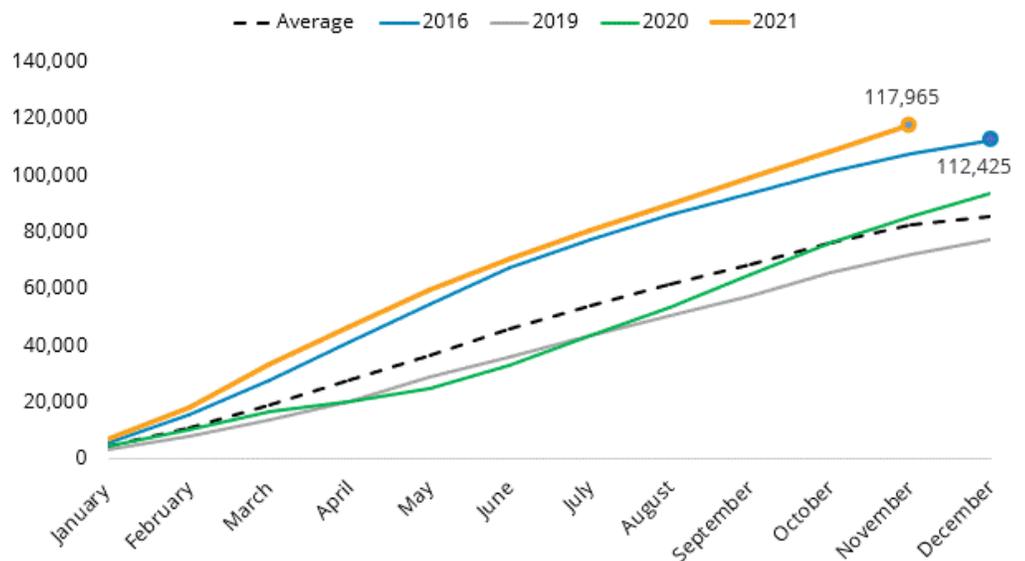


sales reached a new annual record in November with still one month to go in 2021," said BCREA Chief Economist Brendon Ogmundson. "Home sales have already surpassed the previous annual record of 112,425 units set in 2016."

Total active residential listings continued to tumble lower, falling 39 per cent year-over-year to a record low for the province. Active listings are now about half of the level reached prior to the pandemic. Year-to-date, BC residential sales dollar volume is up 63.6 per cent to \$108.7 billion compared to the same period in 2020. Residential unit sales were up 37.7 per cent to 117,973 units, while the average MLS® residential price was up 18.8 per cent to \$921,806.

## Record Home Sales in 2021

### Cumulative BC MLS® Unit Sales



Source: [www.bcrea.bc.ca](http://www.bcrea.bc.ca)

## 5402 Wilson Rd. - Breathtaking walk-on Oceanfront

Welcome to the place where serene natural beauty, distinctive design & master craftsmanship meet in perfect harmony. The woodwork is nothing short of awe-inspiring in its detail, from the cherry cabinetry in the kitchen to the inlaid flooring in the den upstairs, to the reclaimed wood floors throughout. Timeless in design & unique in every way, including an enviable location with low bank waterfront. Watch the sunrise from bed, or lounge in the sunroom on the second floor while observing the ever-changing scene of seals and otters, water birds, even the occasional pod of orcas. Architect-designed fenced garden with raised beds produces enough vegetables to be self-sustaining if so desired. A separate Westcoast Modern bunk house, plus an additional converted workshop with loft are both ideal for guests or even a live-in caretaker. This is not just a house: it's a lifestyle!

<https://www.docksiderealty.ca/property/891507>





Frozen Hope Bay



### **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!



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Answer to 'Guess where': Shingle Bay