

Dockside Realty

Monthly Real Estate Update



The Southern Gulf Islands are known for getting more sun than places like Vancouver, but even when the weather turns it can still bring spectacular views. The picture above was taken last weekend; clouds covering Mt. Warburton Pike on Saturna Island, seen from Mt. Menzies on Pender Island. In real estate we see, as usual, a calmer market than in spring and summer but properties do still sell. For an overview of which properties have recently sold [click on THIS link](#). If you have any questions regarding the real estate market please feel free to contact one of our licensed realtors.

Kind regards,
The Dockside Realty Team

www.docksiderealty.ca/team

2630 Gunwhale Rd

\$289,000



0.7 Acre lot on quiet road

2605 Gunwhale Rd

\$590,000



Fantastic Family Home

6939 Pirates Rd

\$985,000



Breathtaking ocean views, 10 acre lot



4705 Scarff Rd

\$829,000

Snow-Capped Mountain Views, on a private no through road. Just under an acre of land, with 4 bedrooms, 3 bathrooms, plus an office/bd. Fully renovated kitchen and bathrooms, with new stainless-steel appliances

CHECK ALL OUR LISTINGS:

www.docksiderealty.ca/listings

A slight uptick in sales and inventory, but Victoria market still requires commitment to homes

November 1, 2022 A total of 480 properties sold in the Victoria Real Estate Board region this October, 35.6 per cent fewer than the 745 properties sold in October 2021 but a 17.1 per cent increase from September 2022. Sales of condominiums were down 39 per cent from October 2021 with 152 units sold. Sales of single family homes decreased 32.2 per cent from October 2021 with 230 sold.

"Inventory has remained stable this month and for the first time since May 2022, we see a slight increase in the month over month sales," says Victoria Real Estate Board President Karen Dinnie-Smyth. "We noted last month that the number of sales for September did not necessarily reflect the on-the-ground activity in the marketplace. October sales have shown what the industry has been experiencing, an increase in activity, more sales and well-priced homes receiving plenty of attention – some receiving multiple offers. If you are considering selling a property, the continually evolving market conditions this month reinforce the need for up-to-date analysis of how to price your home during this type of market. With many micro-markets within the Greater Victoria area conversations with your local REALTOR® on how the housing market is performing in your specific area will be crucial to your success."

There were 2,192 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of October 2022, a decrease of 4.7 per cent compared to the previous month but a 111.6 per cent increase from October 2021. "With new mayors and councillors heading to work in several of our municipalities, we hope to see strong commitments to positive ways to manage the current and future housing needs of our communities high on council agendas," adds President Dinnie-Smyth. "The future cost of housing is at stake. The pressure on pricing and in the market overall will not resolve until we see material improvements in the number and types of properties available in the Greater Victoria area. Rentals, townhouses, duplexes, triplexes and beyond are all needed to help ensure that we do not face another cycle of rapid price increases due to lack of inventory in the future. We hope that all municipalities will be looking at gentle density improvements that will ensure more homes for more people in their community planning."

Source: www.vreb.org

RECENTLY SOLD

Sam Boyte



37157 Schooner Way

Tanja Lonergan



6904 Pirates Rd

Michael Vautour

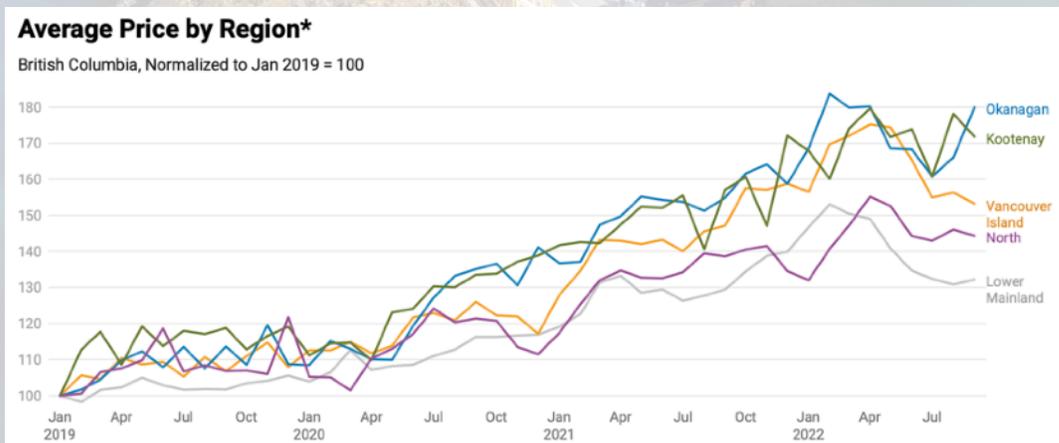
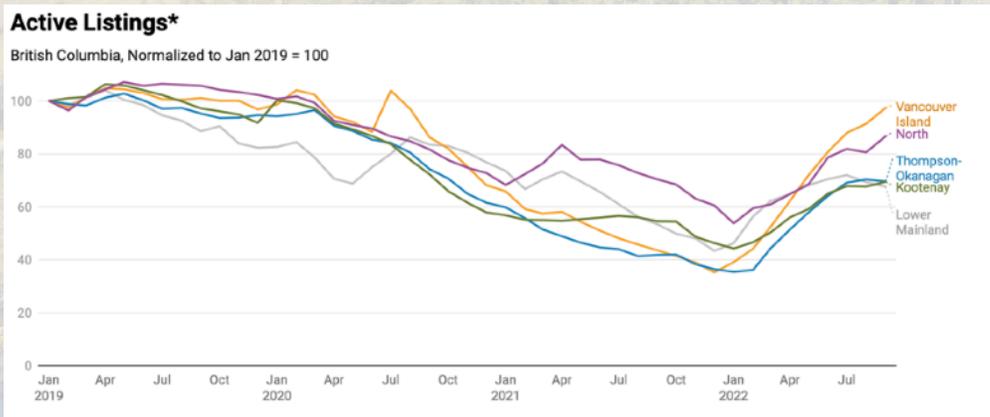


431 East Point Rd



BCREA Housing Monitor Dashboard

The BCREA Economics team has created the Housing Monitor Dashboard to help REALTORS® monitor BC's housing market. This dashboard provides up-to-date data on key variables for public education and use. The image and data are available for download under each chart, where possible. [Click HERE](#) to find all stats and charts provided by BCREA.



Source: <https://www.bcrea.bc.ca/economics/housing-monitor-dashboard/>

Winter approaches

Living on a Gulf Island is beautiful but in winter a little more preparation is important. As many homes have and regularly use wood stoves for heat we hope everyone will stay safe. Check, and if needed replace, smoke detectors and CO alarms, and keep chimneys properly maintained.

The Southern Gulf Islands Emergency Program aims to have everyone prepared sufficiently. From organizing events with the Fire Departments to check extinguishers to advising on preparedness kits in case of rare events such as an earthquake. Check out more about them on their [Facebook page HERE](#).



3773 Privateers Rd. - Beautiful Sunny Home in the heart of Pender Island

Very well built, well maintained, approximately 2200 sq ft, 3+BR, 3BA family home with two bright & spacious floors. Set well back from the road & featuring a paved driveway, this elevated, very private property offers plenty of green space for gardening. Walk-out lower level with giant covered deck space offers excellent potential for self-contained guest accommodation. Short walk to Magic Lake, Boat Nook, Thieves Bay Marina, the Disc Golf Park & several great walking trails. This is a fabulous opportunity in an excellent location on Pender Island!

<https://docksiderealty.ca/property/915459>

\$789,900



Pender Island Events

In November, Ptarmigan Arts organizes several concerts, gatherings, and workshops. You can find more information about those on www.ptarmiganarts.org

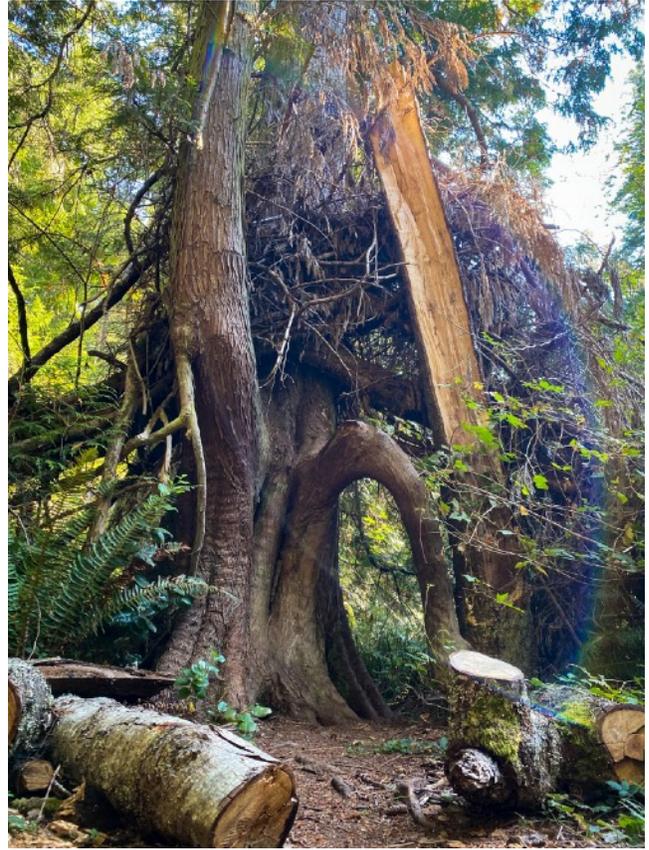
There will also be Remembrance Day ceremonies at the Legion as well as the cemetery.

For a full calendar of events this month check: <https://www.penderpost.org/calendar>



Guess where...

Where on Saturna Island can we find this spot? Find the answer at the bottom of the last page.



ALSO CHECK THESE LISTINGS:

2263 Port Washington Rd



Bucolic property

2633 Shoal Rd



Sunny South Facing Home

5915 Pirates Rd



Premium Oceanfront Estate



Hope Bay in the morning



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!



info@docksiderealty.ca

Answer to 'Guess where': Winter Cove Trail