

# Dockside Realty

Monthly Real Estate Update



Easter is coming soon and it is the unofficial start of the tourist season when we welcome many visitors to the islands we call home. And now that the pandemic seems to be largely behind us, we also see many events being organized once again. From choir concerts, theatre plays, and music concerts, to many more workshops, art shows, and busy regular get-togethers such as the community soup lunch at the Community Hall every Friday at noon with live music. We look forward to spring and summer and spending more time on the trails and beaches with friends and family. What are your plans?

Kind regards,

The Dockside Realty Team

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

**2642 Schooner Way**

\$249,900



Sunny Southwest-facing building lot

**6617 Razor Point Rd**

\$719,900



Privacy Prevails

**2604 Reef Rd**

\$995,000



Westcoast Modern Dream House



**134 Payne Rd**

\$1,100,000

Boot Cove Gem! Waterfront cottage with dock. Tucked away at the mouth of Boot Cove this unique property enjoys privacy bordering farmland with Old Point Farm.

**CHECK ALL OUR LISTINGS:**

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

## Early spring market reflects consumer confidence and growing demand

A total of 590 properties sold in the Victoria Real Estate Board region this March, 29.2 per cent fewer than the 833 properties sold in March 2022 but a 28.3 per cent increase from February 2023. Sales of condominiums were down 29.4 per cent from March 2022 with 197 units sold. Sales of single family homes decreased 31.8 per cent from March 2022 with 281 sold.

"We've seen our sales numbers this month almost double from January," said Victoria Real Estate Board Chair Graden Sol. "As we move further into spring, we expect that the return to confidence we've seen in the market will continue. What we can't predict is what the overall impact on pricing will be if we continue to see quite low inventory across our community. Some pockets of our market are busier than others - by working with your REALTOR® you can better understand the market you are in."

There were 1,970 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of March 2023, an increase of 8.9 per cent compared to the previous month of February and an 85.3 per cent increase from the 1,063 active listings for sale at the end of March 2022. "Demand is recovering," adds Sol. "Compared to the end of 2022, prices have firmed up and interest rates have become normalized. Consumers are more active, and we are seeing quite a few multiple offers on well-priced properties.

Inventory continues to trend lower than long term averages. As our spring market continues to strengthen, we may start to experience some upward pressure on pricing again. We have been talking about the need for supply to help moderate pricing for a long time. Premier Eby's announcement this week about the provincial government's Homes for People action plan reflects an increasing awareness of the importance of supply. We need all levels of government to continue to focus on solving our market housing crunch, so we do not return to the high-pressure markets of the recent past."

Read more on: [www.vreb.org](http://www.vreb.org)

### RECENTLY SOLD

Jaime MacLean



7901 Trincoma Pl

Sam Boyte



3405 South Otter Bay Rd

Jenny Montgomery



5579 Hooson Rd

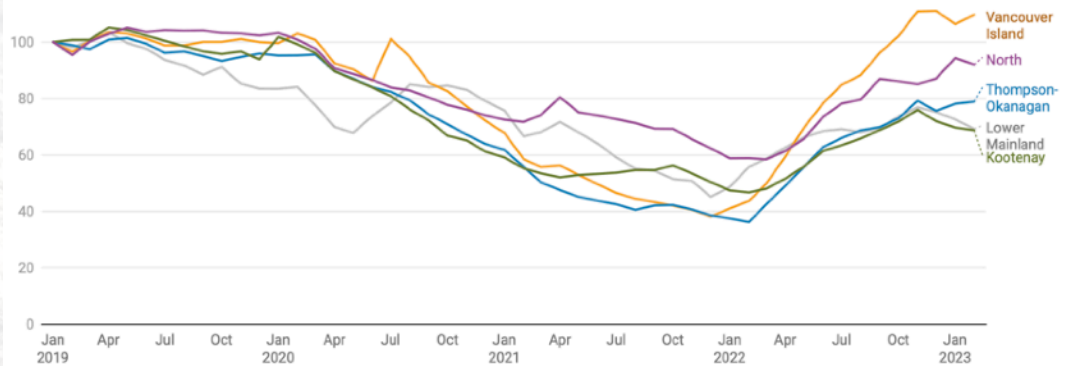


# Housing Monitor Dashboard

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.

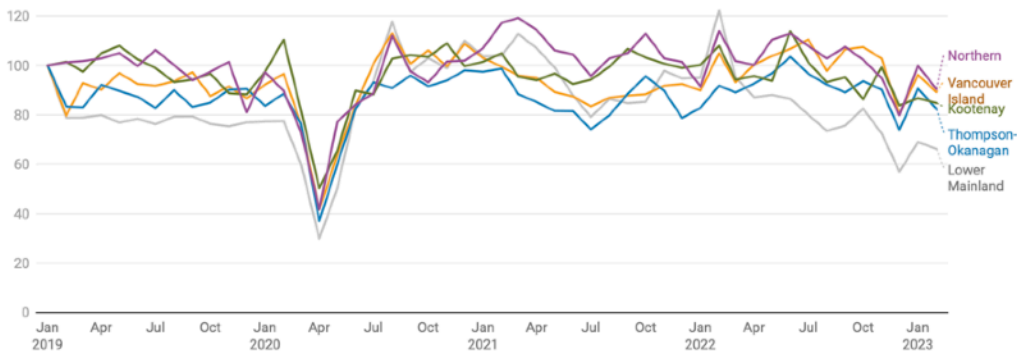
## Active Listings\*

British Columbia, Normalized to Jan 2019 = 100



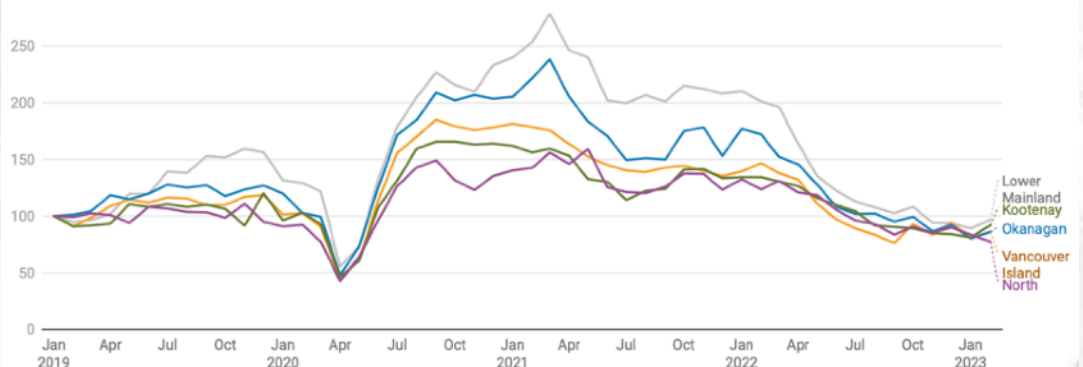
## New Listings\*

British Columbia, Normalized to Jan 2019 = 100

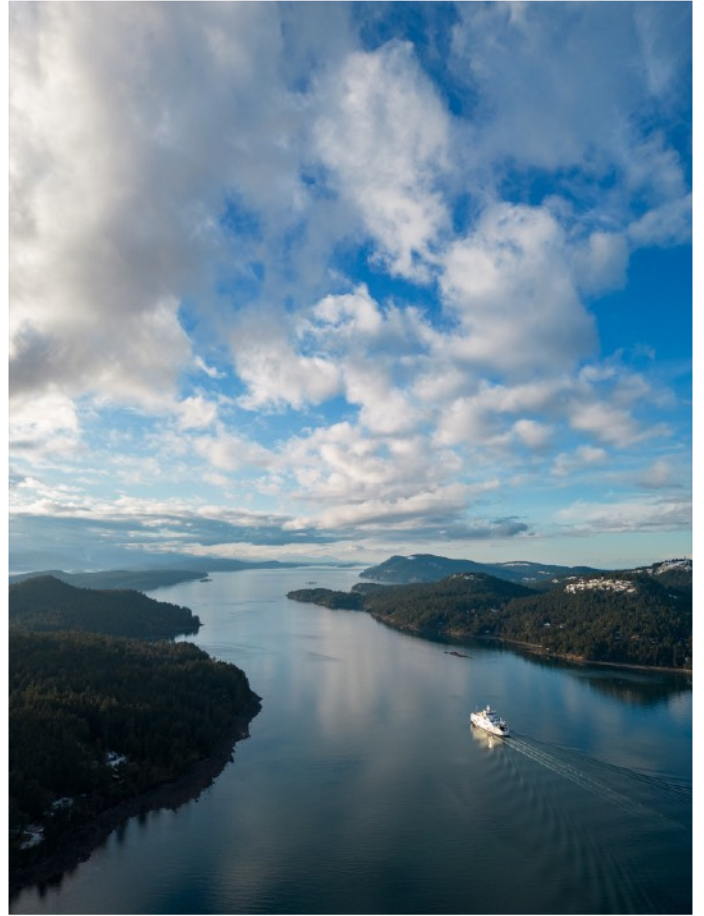


## Sales by Region\*

British Columbia, Normalized to Jan 2019 = 100



For more information go to the website of [BCREA](http://BCREA.ca) by [clicking here](#).



## **2515 Irene Bay - Nestled in a pocket in the National Park**

This 4 bedroom home was designed to take in the incredible views. The kitchen, which has a gorgeous cook stove, was designed with a seating and dining area with large windows and French doors to the deck. The great room has more French doors out to the expansive deck and plenty of room for any furniture you can imagine. Carry on to the spacious primary bedroom with ensuite and more views. Laundry, pantry and boot room located on main floor. Downstairs, all the bedrooms are situated facing the view and have doors to the deck. Truly a well designed home that is thoughtfully laid out. Perfect for one level living and overflow for guests, offices or workspaces. Large viewing platform by the water and a 2 car garage. The low maintenance 2 acre property feels like a park with large fir & arbutus trees everywhere. This is a special place, stay and linger, it will grow on you.

<https://docksiderealty.ca/property/909307>

**\$1,500,000**



# Pender Island Events

May 5-7 the Community Choir presents it's concert 'Songs from the Movies'. At the Community Hall, May 5&6 at 7pm, May 7 at 2pm. Tickets at Talisman Books.



On April 22nd the Community Hall will be the venue for the album release party by Peach & Quiet. Tickets are available at Talisman Books or [www.ptarmiganarts.org](http://www.ptarmiganarts.org)



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

# Guess where...

Perhaps not the only spot but where on Pender Island can we see this many daffodils? Find the answer at the bottom of the last page.



## ALSO CHECK THESE LISTINGS:

2605 Gunwhale Rd



Fantastic Family Home

4515 Bedwell Harbour Rd.



Sunny 1.48 acres

3731 Bosun Way



Picture Perfect Rancher

## History

The new listing on 134 Payne Rd at the mouth of Boot Cove had us wonder what the area looked like many years ago. On the website of the Saturna Heritage Center we found this picture from around the year 1900. You can compare it with the recent photos of [the new listing \(click here\)](#).



Find more fascinating facts and history about Saturna Island at the Saturna Heritage Center. [Click here to go to the website.](#)

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**Follow us on social media to see more photos and videos and stay up to date with new listings**





Ancia Beach



### 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](mailto:info@docksiderealty.ca)

Answer to 'Guess where':  
"Daffodil Hill" on Port Washington Rd close to Corbett Rd. Pretty, but please don't climb the hill without owners' permission, landslides have occurred there.