

# Dockside Realty

Monthly Real Estate Update



Summertime, a splendid time of year in which many come to visit the Southern Gulf Islands to unwind with gentle warm weather and a summer's ocean breeze. If you have ever considered living on or buying property on one of the southern gulf islands then this is an exciting time. We have seen a recent increase in available property listings so you will likely find a property that fits your needs. Get in touch with one of our licensed realtors and adjust your clocks to run at the little slower pace of island life.

Kind regards,

The Dockside Realty Team

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

**4722 Captains Cr.**

\$829,000



Gorgeous Home in park-like setting

**106 Barred Owl Rd**

\$795,000



Westcoast home in Blackbird Hill Estates

**9842 Canal Rd**

\$1,399,000



Beautiful oceanfront, private beach access



**5415 Hooson Rd**

\$1,400,000

Seaside Acreage in Perfect Harmony with Nature! Situated on approximately 3.98 gently sloping acres with over 200' of frontage with carefully developed ecosystem.

**CHECK ALL OUR LISTINGS:**

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

## Spring market begins to grow just in time for summer

A total of 775 properties sold in the Victoria Real Estate Board region this May, 1.8 per cent more than the 761 properties sold in May 2022 and a 21.7 per cent increase from April 2023. Sales of condominiums were down 0.8 per cent from May 2022 with 248 units sold. Sales of single family homes increased 8.7 per cent from May 2022 with 399 sold.

"The month of May marks the highest number of sales we've seen since April of last year," said Victoria Real Estate Board Chair Graden Sol. "While we haven't seen the number of total sales we would expect in a spring market, the month of May marks the fourth consecutive month with sales higher than the month previous. With momentum building, there's an indication of consumer optimism in the market heading into June. However, if the ongoing lack of homes for sale persists and inventory is not added, we risk a return to an overheated market with pressure on pricing."

There were 2,189 active listings for sale on the Victoria Real Estate Board Multiple Listing Service® at the end of May 2023, an increase of 7.1 per cent compared to the previous month of April and a 23.3 per cent increase from the 1,776 active listings for sale at the end of May 2022.

"The return of consumer confidence we indicated last month appears to be staying strong," adds Sol. "The slight uptick in inventory means there is more selection, though of course on well-priced properties buyers need to come prepared to move at pace with the help of their REALTOR® to ensure they are well positioned in the current market."

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

### RECENTLY SOLD

Jenny Montgomery



3701 Capstan Lane

Emil Chervatin



3704 Starboard Cr

Colin Denton



3822 Cutlass Cr



## 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.

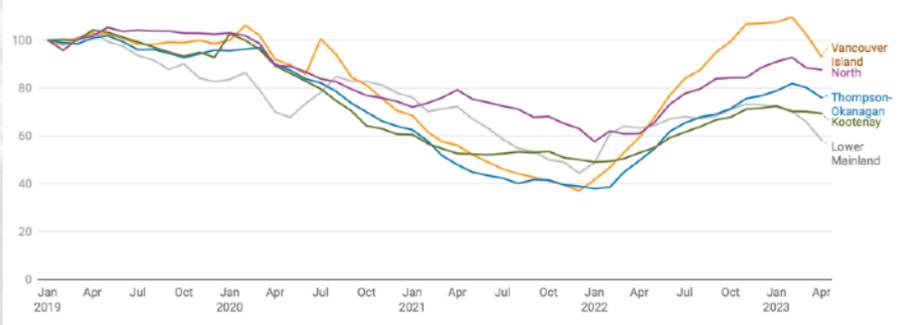
The Sales to Active Listings Ratio (SALR) measures the tightness of a market. It is estimated by dividing the number of sales by the number of active listings. While the typical SALR varies by market, for BC at large, the housing market is considered balanced if the SALR is between roughly 0.15 and 0.25. If the ratio is above this range, the market is in seller's territory, and if it is below this range, it is in buyer's territory.

The Average Sale Price is the average price for all homes sold on the MLS® system during a particular month. In other words, this number is equivalent to the total dollar value of all sales (the sales volume) divided by the number of transactions. This number will change if the price of homes changes, but also if the composition of home sales changes—for instance, if buyers shift towards apartments rather than single-family homes, the Average Sale Price will fall (if all else remains the same).

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

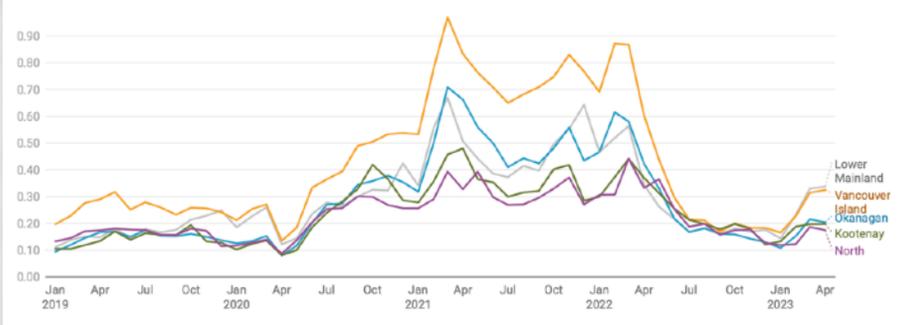
### Active Listings\*

British Columbia, Normalized to Jan 2019 = 100



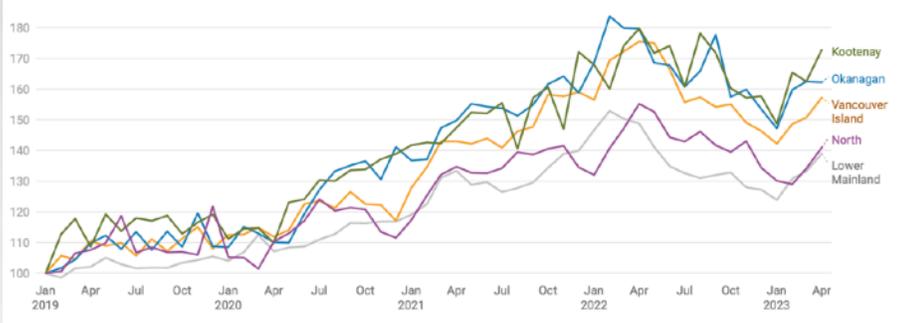
### Sales to Active Listings Ratio by Region

British Columbia



### Average Price by Region\*

British Columbia, Normalized to Jan 2019 = 100





## **1201 Bridges Rd - The epitome of coastal living on Pender**

Have you ever sailed by a property and wished you could live in that spectacular location? This is it! Discover the epitome of coastal living on Pender Island! An exquisite 4BD/5BA oceanfront home awaits you on a 1.16-acre secluded point, offering breathtaking southwest-facing views from every window. Immerse yourself in the beauty of nature with an extensive perennial and vegetable garden. Keep your vehicles/boat protected in the spacious 3-car garage. Experience tranquility with direct access to a pristine sunset beach adorned with white sand and occasional orca sightings. Indulge in outdoor living on the inviting patios and decks, perfect for lounging and hosting memorable BBQs and gatherings. The gourmet kitchen boasts a propane stove and Sub-Zero fridge for culinary enthusiasts. And let's not forget the awe-inspiring sunsets that will leave you speechless. Your coastal retreat is here, waiting for you to make it home. Don't miss out on this exceptional opportunity!

<https://docksiderealty.ca/property/933014>

**\$2,500,000**



# Pender Island Events



There are many events and activities to choose from this summer - concerts, artist roundtables, community get-togethers, the Mosaic festival in August as well as the Fall Fair on August 26th.

We are also excited about the many kids camps and the Indigenous Storyteller and flutist, Chiyokten Wagner, is coming to Pender - an event organized by Ptarmigan Arts and the Conservancy.

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

# Guess where...

In which park can you find this bench?



## ALSO CHECK THESE LISTINGS:

5402 Sunrise Dr



Stunning 2.33 acre property

3216 Armadale Rd



Oceanfront Westcoast Home

36134 Galleon Way



Charming 1bd/1ba home

## Dockside's 'Sir Trelford' is retiring this month

Starting and joining Victoria Real Estate Board (VREB) in 1973, he served as President Elect in 2001, President in 2002, and Past President in 2003. He volunteered and also served on numerous committees there throughout his 50 years.

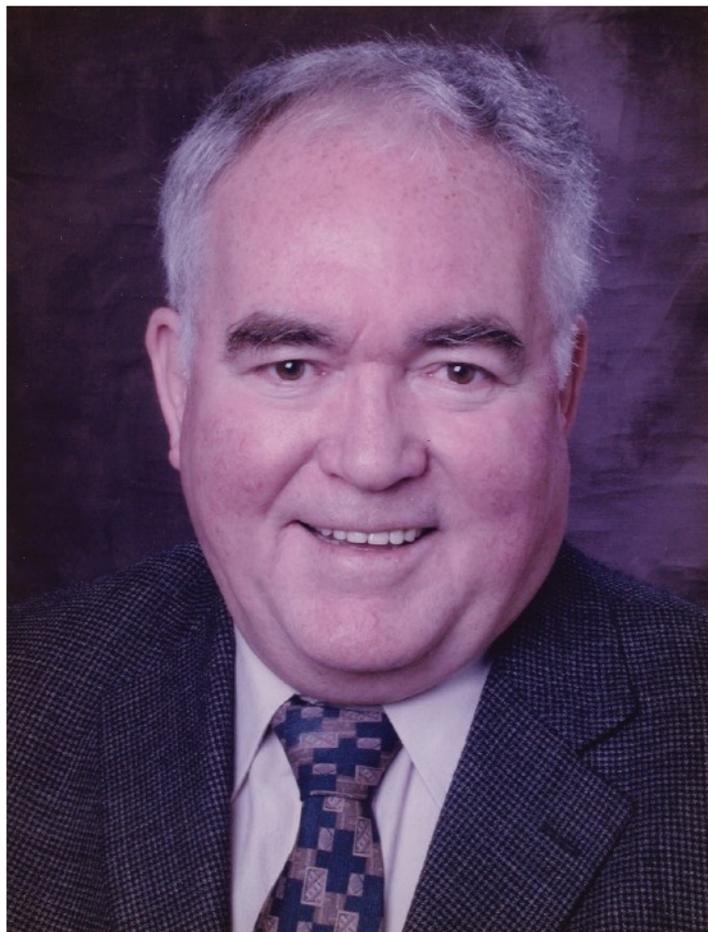
Al has been the recipient of numerous Bronze, Silver and Gold Awards throughout his career and Managing Broker of many Real Estate Companies, including Dockside. We are so honoured and grateful to have had his Wise and Calm Mentorship for so many years.

Al is a quiet, humble knowledgeable and ethical man, and his professionalism has been paramount and respected amongst all of his colleagues past and present!

While we will miss our "Sir Al", we know his well deserved departure from his longstanding career will be appreciated by him and his dear wife Drennan.

We wish you all the very best in your retirement, Al, and so hope you will not be a stranger. Please drop in and see us often!

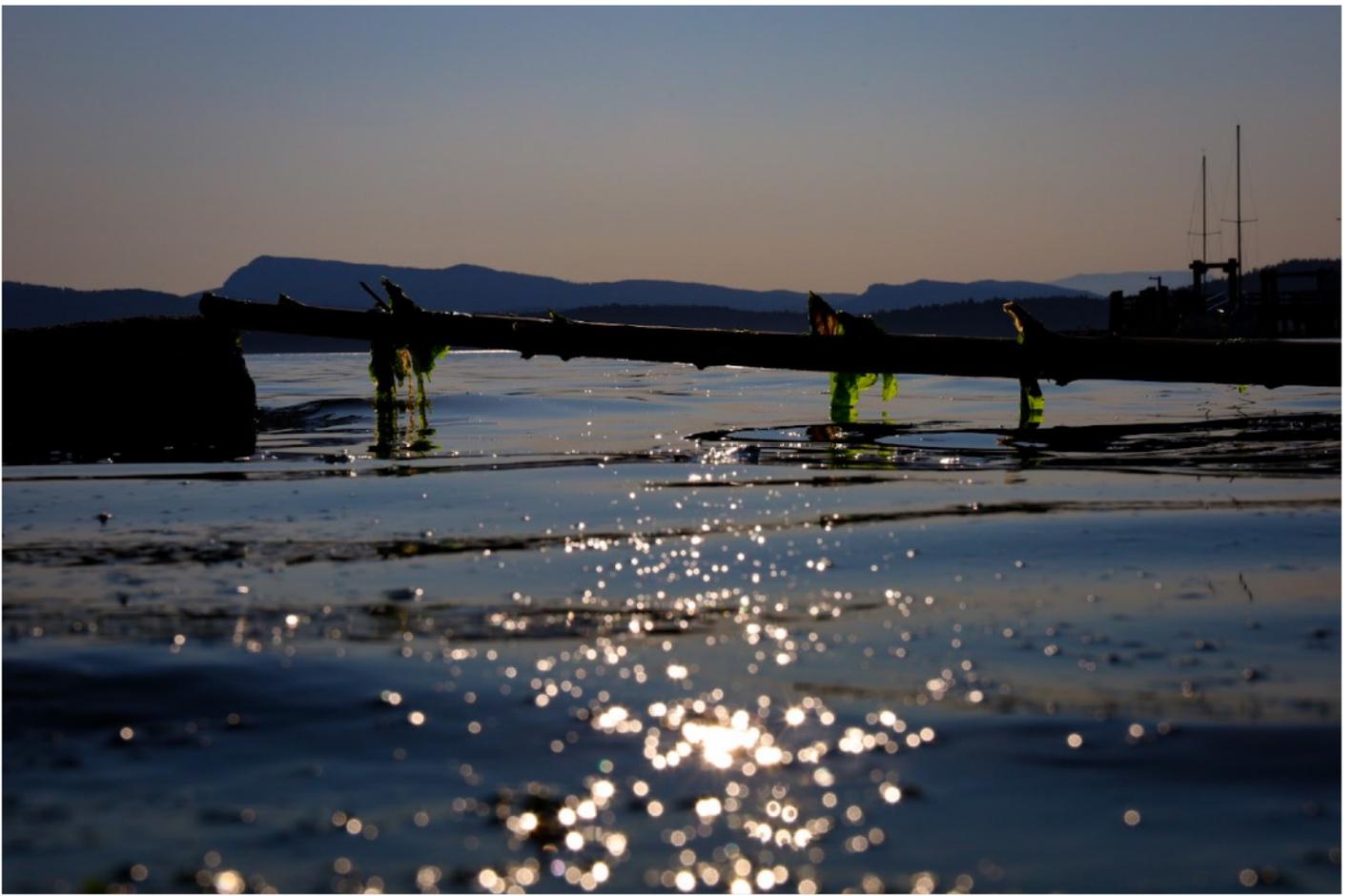
Cheers and Hugs from all of us at Dockside



---

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





Percival Cove



### **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': East Point Park on Saturna Island